

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 GAMBIER COURT LALOR VIC 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,500

Property type

House

Suburb

Lalor

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6 HERMAN ROAD LALOR VIC 3075	\$734,600	08-Jun-24
4 UPLANDS PLACE THOMASTOWN VIC 3074	\$690,000	02-Sep-24
56 CAMBALA AVENUE LALOR VIC 3075	\$775,000	15-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 September 2024



6 HERMAN ROAD LALOR VIC 3075 Sold Price **\$734,600** Sold Date **08-Jun-24**

3 2 2

Distance **1.48km**



4 UPLANDS PLACE THOMASTOWN VIC 3074 Sold Price ^{RS} **\$690,000** Sold Date **02-Sep-24**

3 2 4

Distance **1.7km**



56 CAMBALA AVENUE LALOR VIC 3075 Sold Price **\$775,000** Sold Date **15-Jun-24**

3 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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