

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

14/6 HENSLEY ROAD 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/35 ARNDELL STREET THOMASTOWN VIC 3074	\$567,000	28-Jan-25
5/53 WEDGE STREET EPPING VIC 3076	\$560,000	01-Feb-25
3/126 THE BOULEVARD THOMASTOWN VIC 3074	\$560,000	26-Oct-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: 21 March 2025

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3/35 ARNDELL STREET THOMASTOWN VIC 3074

3 1 1

Sold Price **\$567,000** Sold Date **28-Jan-25**

Distance **1.06km**

3/35 Arndell Street, Thomastown
All numbers are for information only. They are not intended to be used for any other purpose.



5/53 WEDGE STREET EPPING VIC 3076

3 1 1

Sold Price ^{RS} **\$560,000** Sold Date **01-Feb-25**

Distance **1.87km**



3/126 THE BOULEVARD THOMASTOWN VIC 3074

2 1 1

Sold Price **\$560,000** Sold Date **26-Oct-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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