

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

3/5 LINOAK AVENUE 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Lalor

Period-from

01 Jul 2024

to

30 Jun 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

2/6 DICKENS STREET LALOR VIC 3075	\$500,000	26-May-25
2/68 FRENCH STREET LALOR VIC 3075	\$490,000	20-Jun-25
4/87 THE BOULEVARD THOMASTOWN VIC 3074	\$492,000	03-May-25

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: 07 July 2025

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2/6 DICKENS STREET LALOR VIC 3075

Sold Price

\$500,000

Sold Date

26-May-25

2

1

1

Distance

0.63km



2/68 FRENCH STREET LALOR VIC 3075

Sold Price

^{RS} **\$490,000**

Sold Date

20-Jun-25

2

2

1

Distance

1.07km



4/87 THE BOULEVARD THOMASTOWN VIC 3074

Sold Price

^{RS} **\$492,000**

Sold Date

03-May-25

2

1

1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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