

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

2/27 CURTIN 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

2/1 ROCHDALE SQUARE LALOR VIC 3075	\$425,000	23-Aug-24
3/12 TRAMOO STREET LALOR VIC 3075	\$421,000	20-Apr-24
2/29 MENZIES PARADE LALOR VIC 3075	\$440,000	27-Jul-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: 05 September 2024

Ashlee Jade

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E ajade@barryplant.com.au**2/1 ROCHDALE SQUARE LALOR VIC 3075**

Sold Price

^{RS}**\$425,000**

Sold Date

23-Aug-24 2 1 1

Distance

0.35km**3/12 TRAMOO STREET LALOR VIC 3075**

Sold Price

\$421,000

Sold Date

20-Apr-24 1 1 1

Distance

1.1km**2/29 MENZIES PARADE LALOR VIC 3075**

Sold Price

^{RS}**\$440,000**

Sold Date

27-Jul-24 2 1 1

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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