

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

1/2 HAMILTON 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

\$415,000

&

\$456,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Lalor

Period-from

01 Oct 2021

to

30 Sep 2022

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

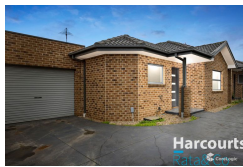
Date of sale

2/22 TRAVERS STREET THOMASTOWN VIC 3074	\$420,000	09-Jul-22
2/7 BOSTON ROAD LALOR VIC 3075	\$451,000	17-Aug-22
4/2 EDNA STREET THOMASTOWN VIC 3074	\$450,000	14-Oct-22

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: 20 October 2022



2/22 TRAVERS STREET THOMASTOWN VIC 3074

2 1 1

Sold Price **\$420,000** Sold Date **09-Jul-22**

Distance **1.74km**



2/7 BOSTON ROAD LALOR VIC 3075

2 1 1

Sold Price **\$451,000** Sold Date **17-Aug-22**

Distance **1.14km**



4/2 EDNA STREET THOMASTOWN VIC 3074

2 1 2

Sold Price ^{RS} **\$450,000** Sold Date **14-Oct-22**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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