

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 HOTHAM 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Lalor

Period-from

01 Apr 2023

to

31 Mar 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

1 ALPINE COURT LALOR VIC 3075	\$657,000	23-Dec-23
1 ALFA COURT LALOR VIC 3075	\$643,000	11-Nov-23
1 MIDDLETON STREET LALOR VIC 3075	\$643,000	17-Feb-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: 03 April 2024



1 ALPINE COURT LALOR VIC 3075

Sold Price

\$657,000

Sold Date

23-Dec-23

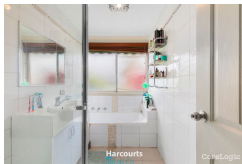
3

1

-

Distance

0.54km



1 ALFA COURT LALOR VIC 3075

Sold Price

\$643,000

Sold Date

11-Nov-23

3

1

2

Distance

0.69km



1 MIDDLETON STREET LALOR VIC 3075

Sold Price

Sold Date

17-Feb-24

3

1

-

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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