

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

3/1 BURTON STREET 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Lalor

Period-from

01 Feb 2024

to

31 Jan 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

21/68-92 MCKIMMIES ROAD LALOR VIC 3075	\$530,000	15-Nov-24
1/23 CHERRY COURT LALOR VIC 3075	\$525,000	26-Nov-24
2/12 BLACKWOOD STREET LALOR VIC 3075	\$525,000	27-Nov-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.

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Tony Delinaoum

P (03) 9408 8522

M 0418 313 123

E tonyd@therealestatebusiness.com.au



21/68-92 MCKIMMIES ROAD LALOR VIC 3075 Sold Price

\$530,000 Sold Date **15-Nov-24**

3 2 1

Distance **1.77km**



1/23 CHERRY COURT LALOR VIC 3075 Sold Price

\$525,000 Sold Date **26-Nov-24**

1 1 1

Distance **0.21km**



2/12 BLACKWOOD STREET LALOR VIC 3075 Sold Price

Sold Date **27-Nov-24**

2 1 1

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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