

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

31 HURTLE STREET LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price &

\$685,000

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Lalor

Period-from

13 Apr 2023

to

13 Oct 2023

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
76 DERRICK STREET LALOR VIC 3075	\$717,000	05-Jun-23
261A DALTON ROAD LALOR VIC 3075	\$715,000	04-May-23
52B QUEEN STREET LALOR VIC 3075	\$800,000	02-Sep-23

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: 11 October 2023



76 DERRICK STREET LALOR VIC 3075

4 2 1

Sold Price

\$717,000 Sold Date **05-Jun-23**

Distance **1.26km**



261A DALTON ROAD LALOR VIC 3075

4 3 1

Sold Price

\$715,000 Sold Date **04-May-23**

Distance **1.84km**



52B QUEEN STREET LALOR VIC 3075

4 3 2

Sold Price

^{RS} **\$800,000** Sold Date **02-Sep-23**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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