

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

3/12 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Lalor

Period-from

01 Apr 2021

to

31 Mar 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

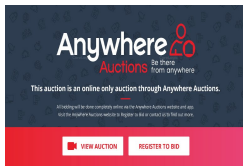
Date of sale

1/20 MARCIA STREET THOMASTOWN VIC 3074	\$588,000	16-Nov-21
2/22 CURTIN AVENUE LALOR VIC 3075	\$525,000	30-Oct-20
2/34 WARATAH STREET THOMASTOWN VIC 3074	\$550,000	16-Dec-21

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 April 2022



**1/20 MARCIA STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$588,000** Sold Date **16-Nov-21**

Distance **2km**



**2/22 CURTIN AVENUE LALOR VIC
3075**

 3  2  1

Sold Price **\$525,000** Sold Date **30-Oct-20**

Distance **0.79km**



**2/34 WARATAH STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$550,000** Sold Date **16-Dec-21**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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