## 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

11 Ryder Street, Lalor Vic 3075

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$640,000		&		\$670,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Hou	se		Suburb	Lalor
Period - From	01/10/2024	to	31/12/2024		So	ource	REIV	

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/4 Tramoo St LALOR 3075	\$660,000	23/08/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

17/02/2025 15:25









Property Type: House (Res) Land Size: 272 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$670,000 Median House Price December quarter 2024: \$690,000

# **Comparable Properties**



1/4 Tramoo St LALOR 3075 (REI/VG)

Price: \$660,000 Method: Sold Before Auction Date: 23/08/2024 Property Type: House (Res)

Land Size: 220 sqm approx

Agent Comments

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 six months.

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