

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

15 GRATWICK 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 Price & \$800,000 \$880,000
between

Median sale price

(*Delete house or unit as applicable)

Median Price \$681,500 Property type House Suburb Lalor
Period-from 17 Oct 2023 to 17 Apr 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
44 DAVID STREET LALOR VIC 3075	\$850,000	28-Nov-23
58 DERRICK STREET LALOR VIC 3075	\$835,000	01-Mar-24
22 HAMILTON COURT LALOR VIC 3075	\$888,000	08-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: 17 April 2024



44 DAVID STREET LALOR VIC 3075

3 1 1

Sold Price **\$850,000** Sold Date **28-Nov-23**

Distance **0.35km**



58 DERRICK STREET LALOR VIC 3075

5 2 5

Sold Price ^{RS} **\$835,000** Sold Date **01-Mar-24**

Distance **0.59km**



22 HAMILTON COURT LALOR VIC 3075

4 1 5

Sold Price **\$888,000** Sold Date **08-Feb-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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