

## 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

1/16 MAXWELL STREET LALOR VIC 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$509,500

Property type

Unit

Suburb

Lalor

Period-from

01 Apr 2022

to

31 Mar 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

1/84 DAVID STREET LALOR VIC 3075	\$590,000	06-Mar-23
1/458 STATION STREET LALOR VIC 3075	\$475,000	25-Jan-23
2/32 ARNDELL STREET THOMASTOWN VIC 3074	\$502,000	10-Feb-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: 12 April 2023



**1/84 DAVID STREET LALOR VIC 3075**

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **06-Mar-23**

3 - 1

Distance **0.21km**



**1/458 STATION STREET LALOR VIC 3075**

Sold Price **\$475,000** Sold Date **25-Jan-23**

3 1 2

Distance **0.86km**



**2/32 ARNDELL STREET THOMASTOWN VIC 3074**

Sold Price **\$502,000** Sold Date **10-Feb-23**

2 1 1

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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