

## 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

3/1 BURTON STREET LALOR VIC 3075

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Lalor

Period-from

01 Jan 2024

to

31 Dec 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

1/23 CHERRY COURT LALOR VIC 3075	\$525,000	29-Nov-24
21/68-92 MCKIMMIES ROAD LALOR VIC 3075	\$530,000	15-Nov-24
2/27 PLANE STREET THOMASTOWN VIC 3074	\$545,000	16-Oct-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: 23 January 2025

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**1/23 CHERRY COURT LALOR VIC 3075**

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date **29-Nov-24**

2 1 1

Distance **0.21km**



**21/68-92 MCKIMMIES ROAD LALOR VIC 3075**

Sold Price

**\$530,000**

Sold Date **15-Nov-24**

3 2 1

Distance **1.76km**



**2/27 PLANE STREET THOMASTOWN VIC 3074**

Sold Price

**\$545,000**

Sold Date **16-Oct-24**

2 1 1

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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