

## 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

1/21 ETHEL AVENUE 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

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Lalor

Period-from

01 Nov 2023

to

31 Oct 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



**2/24 LARCH STREET  
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$500,000** Sold Date **13-Jun-24**

Distance **0.98km**



**1/3 FRENCH STREET  
THOMASTOWN VIC 3074**

 2  1  1

Sold Price <sup>RS</sup> **\$515,000** Sold Date **10-Aug-24**

Distance **1.29km**



**1/29 MOUNT VIEW ROAD  
THOMASTOWN VIC 3074**

 2  1  1

Sold Price <sup>RS</sup> **\$538,000** Sold Date **01-Oct-24**

Distance **1.7km**