

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address  
Including suburb and  
postcode

3/12 Hamilton Court, Lalor

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between:

\$470,000

&amp;

\$510,000

**Median sale price**

Median price

\$470,000

\*Unit

X

Suburb

Lalor

Period - From

20/03/2017

to

19/03/2018

Source

Realestate.com.au

**Comparable property sales**

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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. 32 Grenville Walk, Lalor	\$485,000	24/03/2018
2. 3/115 Messmate Street, Lalor	\$500,000	24/02/2018
3. 3/29 Newton Crescent, Lalor	\$456,000	20/02/2018

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