

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

1/24 DAVID STREET LALOR VIC 3075

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Lalor

Period-from

01 Jun 2022

to

31 May 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

1/2 HAMILTON COURT LALOR VIC 3075	\$431,000	28-Nov-22
4/118 CURTIN AVENUE LALOR VIC 3075	\$420,000	20-Jan-23
3/6 BLACKWOOD STREET LALOR VIC 3075	\$421,000	01-Apr-22

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: 19 June 2023


1/2 HAMILTON COURT LALOR VIC 3075

Sold Price

\$431,000

Sold Date

28-Nov-22
 2

 1

 1

Distance

1.14km

4/118 CURTIN AVENUE LALOR VIC 3075

Sold Price

\$420,000

Sold Date

20-Jan-23
 2

 1

 2

Distance

1.3km

3/6 BLACKWOOD STREET LALOR VIC 3075

Sold Price

\$421,000

Sold Date

01-Apr-22
 2

 1

 1

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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