Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	ty offere	d for sa	ale										
Includ	ing subur		1/4 Bur	ton S	Street, Lalo	or Vic 30	075						
Indicati	ive sellir	ng price	е										
For the r	meaning o	of this pr	rice see	con	sumer.vic.	gov.au	/underquo	oting					
Range	between	\$780,0	00		&		\$820,00	00					
Median	sale pri	ice											
Media	an price \$	\$590,000)	Pro	operty Typ	e Tow	nhouse		Sub	ourb	Lalor		
Period - From 10/03/2024			to	09/03/20	25	Source Prop			perty	perty Data			
Compa	rable pro	operty	sales	(*De	lete A or	B belo	ow as ap	plica	ble)				
	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.												
Addres	ss of com	parable	e prope	erty						Pr	ice		Date of sale
1													
2													
3													
OR													
					epresenta wo kilome								e comparable nths.
			This St	atem	ent of Info	rmation	n was pre	pared	on:		10/03	3/20	25 19:47



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Single residential property located in the Melbourne metropolitan area

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Address	2/4 Burton Street, Lalor Vic 3075
Including suburb and postcode	2/4 Burton Street, Lalor Vic 3075

Indicative selling price

Property offered for sale

For the meaning of this price see	consumer.vic.gov.au/u	underquoting
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Range between \$590,000	&	\$630,000
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Median sale price

Median price	\$581,000	Pro	perty Type	Townhouse		Suburb	Lalor
Period - From	13/01/2024	to	12/01/2025		Source	Property	v Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/7 Burton St LALOR 3075	\$593,000	06/12/2024
2			
3			

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 six months.

This Statement of Information was prepared on:	13/01/2025 10:02

