

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12 MAGUIRE STREET LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$790,000 \$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$700,000 Property type House Suburb Lalor
Period-from 31 Jul 2024 to 31 Jan 2025 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
128 GILLWELL ROAD LALOR VIC 3075	\$840,000	09-Dec-24
14 MONAGHAN WAY LALOR VIC 3075	\$828,000	18-Dec-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: 28 January 2025



128 GILLWELL ROAD LALOR VIC
3075

4 2 2

Sold Price

^{RS} \$840,000 Sold Date 09-Dec-24

Distance 0.26km



14 MONAGHAN WAY LALOR VIC
3075

4 2 2

Sold Price

^{RS} \$828,000 ^{UN} Sold Date 18-Dec-24

Distance 0.25km

RS = Recent sale

UN = Undisclosed Sale

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