

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

2/8 Maxwell 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

\$455,000

&

\$500,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2020

to

28 Feb 2021

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

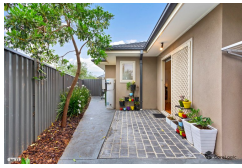
Date of sale

3/18 Prince Andrew Avenue Lalor VIC 3075	\$423,000	06-Feb-21
3/13 Tramoo Street Lalor VIC 3075	\$442,000	21-Nov-20
4/13 Clarke Street Thomastown VIC 3074	\$472,500	26-Nov-20

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: 03 March 2021



3/18 Prince Andrew Avenue Lalor VIC 3075

Sold Price

^{RS}

\$423,000

Sold Date

06-Feb-21



2



1



1

Distance

0.25km



3/13 Tramoo Street Lalor VIC 3075

Sold Price

\$442,000

Sold Date

21-Nov-20



2



1



1

Distance

0.89km



4/13 Clarke Street Thomastown VIC 3074

Sold Price

\$472,500

Sold Date

26-Nov-20



2



1



2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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