

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

11 SYDNEY CRESCENT 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

House

Suburb

Lalor

Period-from

01 Apr 2024

to

31 Mar 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

35 WESTALL STREET THOMASTOWN VIC 3074	\$842,000	22-Dec-24
17 HOWELL STREET LALOR VIC 3075	\$830,000	30-Nov-24
17 WESTALL STREET THOMASTOWN VIC 3074	\$830,000	01-Feb-25

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.~~

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Tony Delinaoum
P (03) 9408 8522
M 0418 313 123
E tonyd@therealestatebusiness.com.au



35 WESTALL STREET THOMASTOWN VIC 3074

3 1 2

Sold Price **\$842,000** Sold Date **22-Dec-24**

Distance **1.24km**



17 HOWELL STREET LALOR VIC 3075

3 2 2

Sold Price **\$830,000** Sold Date **30-Nov-24**

Distance **0.77km**



17 WESTALL STREET THOMASTOWN VIC 3074

3 1 2

Sold Price ^{RS} **\$830,000** Sold Date **01-Feb-25**

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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