

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

37 Hurtle Street, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$755,000

Property Type House

Suburb Lalor

Period - From 01/10/2021

to

31/12/2021

Source REIV

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 six 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	27 Richards St LALOR 3075	\$808,000	20/10/2021
2	18 Richards St LALOR 3075	\$806,000	19/02/2022
3	22 Hurtle St LALOR 3075	\$785,000	08/10/2021

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:

23/02/2022 15:47

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6 3 2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
December quarter 2021: \$755,000

Comparable Properties



27 Richards St LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$808,000
Method: Sale
Date: 20/10/2021
Property Type: House (Res)
Land Size: 607 sqm approx

18 Richards St LALOR 3075 (REI)

Agent Comments

3 1 4

Price: \$806,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 601 sqm approx

22 Hurtle St LALOR 3075 (VG)

Agent Comments

3 - -

Price: \$785,000
Method: Sale
Date: 08/10/2021
Property Type: House (Res)
Land Size: 674 sqm approx