

## 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

1/40 HURTLE STREET LALOR VIC 3075

### Indicative selling price

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

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Lalor

Period-from

01 Jun 2023

to

31 May 2024

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

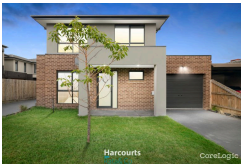
1/15 HURTLE STREET LALOR VIC 3075	\$690,888	16-May-24
1-4/10 SYDNEY CRESCENT LALOR VIC 3075	\$705,000	04-Mar-24
2/5 BALMAIN COURT LALOR VIC 3075	\$681,700	11-May-24

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: 26 June 2024

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1/15 HURTLE STREET LALOR VIC  
3075

 4  3  1

Sold Price

<sup>RS</sup> \$690,888

Sold Date 16-May-24

Distance 0.19km



1-4/10 SYDNEY CRESCENT LALOR  
VIC 3075

 3  2  1

Sold Price

<sup>RS</sup> \$705,000

Sold Date 04-Mar-24

Distance 1.01km



2/5 BALMAIN COURT LALOR VIC  
3075

 4  3  1

Sold Price

<sup>RS</sup> \$681,700

Sold Date 11-May-24

Distance 0.75km

RS = Recent sale      UN = Undisclosed Sale

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