

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

17 Gratwick Street, Lalor Vic 3075

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$708,000 Property Type House Suburb Lalor

Period - From 01/01/2024 to 31/03/2024 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	4 Bond Ct LALOR 3075	\$760,000	24/02/2024
2	36 Poplar St THOMASTOWN 3074	\$750,000	23/03/2024
3	7 Edmondson St LALOR 3075	\$745,000	17/02/2024

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:

12/04/2024 17:33



Property Type: House (Previously Occupied - Detached)

Land Size: 988 sqm approx

Agent Comments

Comparable Properties



4 Bond Ct LALOR 3075 (REI)

Agent Comments



Price: \$760,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx



36 Poplar St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 703 sqm approx



7 Edmondson St LALOR 3075 (REI/VG)

Agent Comments



Price: \$745,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 585 sqm approx