

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 RICHARDS STREET LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$550,000 \$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$681,500 Property type House Suburb Lalor
Period-from 07 Nov2023 to 07 May2024 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
20 CAMBALA AVENUE LALOR VIC 3075	\$600,000	30-Dec-23
3 BRUCE STREET LALOR VIC 3075	\$580,000	19-Mar-24
4 HERTFORD PLACE LALOR VIC 3075	\$585,000	03-Feb-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: 30 April 2024



20 CAMBALA AVENUE LALOR VIC 3075

Sold Price

\$600,000

Sold Date **30-Dec-23**

 4  2  2

Distance **1.39km**



3 BRUCE STREET LALOR VIC 3075

Sold Price

^{RS} **\$580,000**

Sold Date **19-Mar-24**

 3  1  2

Distance **1.82km**



4 HERTFORD PLACE LALOR VIC 3075

Sold Price

\$585,000

Sold Date **03-Feb-24**

 3  1  2

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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