

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

3/15 HURTLE STREET 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

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Other

Suburb

Lalor

Period-from

01 Dec 2022

to

30 Nov 2023

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

4/12 NEWTON CRESCENT LALOR VIC 3075	\$468,000	25-Oct-23
3/7 HURTLE STREET LALOR VIC 3075	\$505,000	14-Nov-23
1/19 POPLAR STREET THOMASTOWN VIC 3074	\$435,000	30-Oct-23

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: 12 December 2023



4/12 NEWTON CRESCENT LALOR VIC 3075

2 1 1

Sold Price **\$468,000** Sold Date **25-Oct-23**

Distance **0.88km**



3/7 HURTLE STREET LALOR VIC 3075

2 1 1

Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **14-Nov-23**

Distance **0.06km**



1/19 POPLAR STREET THOMASTOWN VIC 3074

2 1 -

Sold Price ^{RS} **\$435,000** Sold Date **30-Oct-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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