

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

88 PARTRIDGE STREET LALOR VIC 3075

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

Single Price or range between \$690,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb

Period-from to Source

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
83 PARTRIDGE STREET LALOR VIC 3075	\$755,000	25-Feb-23
65 MONASH STREET LALOR VIC 3075	\$660,000	05-Aug-23
65 CHILDS ROAD LALOR VIC 3075	\$685,000	23-Mar-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.~~

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consumer.vic.gov.au

CoreLogic

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	83 PARTRIDGE STREET LALOR VIC 3075	Sold Price	\$755,000	Sold Date	25-Feb-23	Distance	0.11km
	65 MONASH STREET LALOR VIC 3075	Sold Price	\$660,000	Sold Date	05-Aug-23	Distance	0.09km
	65 CHILDS ROAD LALOR VIC 3075	Sold Price	^{RS} \$685,000	Sold Date	23-Mar-24	Distance	0.18km
	75 CHILDS ROAD LALOR VIC 3075	Sold Price	\$775,000	Sold Date	09-Jul-23	Distance	0.19km

RS = Recent sale UN = Undisclosed Sale

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