Final Preview

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	
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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	\$690,000	&	\$750,000
	D 0 111 0 0 1 1			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$681,500	Property type			House	Suburb	Lalor
Period-from	01 Apr 2023	to	31 Mar 2	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
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

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: 09 April 2024

consumer.vic.gov.au



CoreLogic

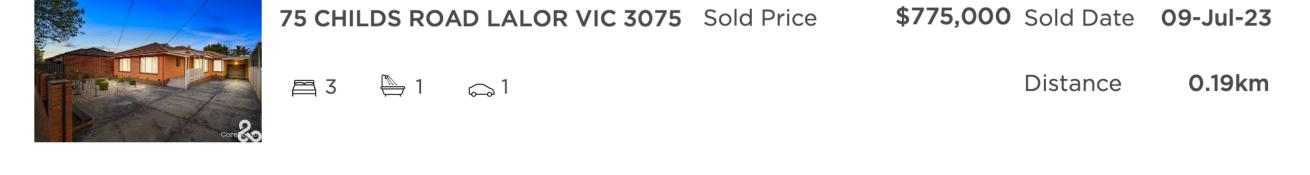
Jeetpal Singh

M 0423510651 E Info@jmakproperty.com.au

CoreLogic	83 PAR 3075	TRIDGE	STREET LALOR VIC	Sold Price	\$755,000	Sold Date	25-Feb-23
	□ 3	₾ 1	⇔ -			Distance	0.11km

CoreLogic	65 MON 3075	NASH ST	REET LALOR VIC	Sold Price	\$660,000	Sold Date	05-Aug-23
	爲 3	₾ 2	□ 1			Distance	0.09km

CoreLogic	65 CHII	LDS RO	AD LALOR VIC 3075	Sold Price	^{RS} \$685,000	Sold Date	23-Mar-24
	፭ 3	₾ 1	○ -			Distance	0.18km



RS = Recent sale **UN** = Undisclosed Sale

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