

# 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

1/25 Dickens Street, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

Lalor

Period - From

01/07/2024

to

30/09/2024

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	2/2 Hamilton Ct LALOR 3075	\$450,000	14/09/2024
2	2/34 Hurtle St LALOR 3075	\$500,500	22/08/2024
3	3/16 Travers St THOMASTOWN 3074	\$485,000	20/08/2024

**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:

23/10/2024 15:46



**Property Type:** Unit (Res)

**Land Size:** 155 sqm approx

Agent Comments

## Comparable Properties



**2/2 Hamilton Ct LALOR 3075 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Auction Sale

**Date:** 14/09/2024

**Property Type:** Unit

**Land Size:** 125 sqm approx



**2/34 Hurtle St LALOR 3075 (REI/VG)**

Agent Comments



**Price:** \$500,500

**Method:** Sold Before Auction

**Date:** 22/08/2024

**Property Type:** Unit



**3/16 Travers St THOMASTOWN 3074 (REI)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 20/08/2024

**Property Type:** Unit