

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

6 HOTHAM COURT 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

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lalor

Period-from

01 Mar 2024

to

28 Feb 2025

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 GARDENIA ROAD THOMASTOWN VIC 3074	\$710,000	18-Jan-25
10 TRAMOO STREET LALOR VIC 3075	\$725,000	21-Dec-24
3 GAMBIER COURT LALOR VIC 3075	\$767,500	23-Nov-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: 17 March 2025

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83 GARDENIA ROAD THOMASTOWN VIC 3074

3 3 2

Sold Price

^{RS}

\$710,000

Sold Date

18-Jan-25

Distance

1.04km



10 TRAMOO STREET LALOR VIC 3075

3 1 -

Sold Price

\$725,000

Sold Date

21-Dec-24

Distance

1.51km



3 GAMBIER COURT LALOR VIC 3075

3 2 2

Sold Price

\$767,500

Sold Date

23-Nov-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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