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	9 Ryder 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	$470,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$671,300	Property type	House	Suburb	Lalor
Period-from	01 Oct 2020	to	30 Sep 2021	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
40 Heyington Avenue Thomastown VIC 3074	$532,000	26-Sep-21

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: 21 October 2021

hockingstuart

Gav Malhotra

M 0400 441 091

E gmalhotra@hockingstuart.com.au



40 Heyington Avenue Thomastown VIC 3074

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Sold Price RS **$532,000** Sold Date **26-Sep-21**

Distance **1.6km**

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

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