

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 Evans 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,300

Property type

House

Suburb

Lalor

Period-from

01 Nov 2020

to

31 Oct 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

26 Delmare Street Lalor VIC 3075	\$728,000	10-Apr-21
100 Cyprus Street Lalor VIC 3075	\$760,000	24-May-21
69 Cyprus Street Lalor VIC 3075	\$745,500	20-Feb-21

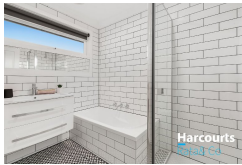
OR

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.~~

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26 Delmare Street Lalor VIC 3075

Sold Price

\$728,000

Sold Date

10-Apr-21

3 1 1

Distance

0.43km



100 Cyprus Street Lalor VIC 3075

Sold Price

\$760,000

Sold Date

24-May-21

3 1 1

Distance

0.57km



69 Cyprus Street Lalor VIC 3075

Sold Price

\$745,500

Sold Date

20-Feb-21

3 1 2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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