

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

3 Ethel Avenue 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Lalor

Period-from

01 Mar 2019

to

29 Feb 2020

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

6 Columbia Road Lalor VIC 3075	\$580,000	04-Mar-20
46 Duncan Road Lalor VIC 3075	\$610,000	14-Mar-20
10 Kanimbla Drive Lalor VIC 3075	\$610,000	21-Dec-19

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: 26 March 2020



6 Columbia Road Lalor VIC 3075

Sold Price

\$580,000

Sold Date **04-Mar-20**

 4  1  3

Distance **1.16km**



46 Duncan Road Lalor VIC 3075

Sold Price

\$610,000

Sold Date **14-Mar-20**

 4  1  1

Distance **1.25km**



10 Kanimbla Drive Lalor VIC 3075

Sold Price

Sold Date **21-Dec-19**

 4  1  4

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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