

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

26 WINSTON STREET LALOR VIC 3075

Address
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
Single
between

Price &

\$699,000

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lalor

Period-from

10 Jun 2024

to

10 Dec 2024

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
2 DONALD STREET LALOR VIC 3075	\$821,000	
4 LYNNE STREET LALOR VIC 3075	\$841,000	16-Nov-24

OR

09- Nov -24

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: 18 November 2024



2 DONALD STREET LALOR VIC 3075

Sold Price ^{RS} \$821,000 Sold Date 09-Nov-24

 4  3  2

Distance 0.5km



4 LYNNE STREET LALOR VIC3075

Sold Price ^{RS} \$841,000 ^{UN} Sold Date 16-Nov-24

 4  2  3

Distance 0.68km

RS = Recent sale

UN = Undisclosed Sale

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