

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

32 Winslow 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$591,000

Property type

House

Suburb

Lalor

Period-from

01 Apr 2019

to

31 Mar 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

16 Nebel Street Lalor VIC 3075	\$585,000	30-Nov-19
25 Vanessa Avenue Lalor VIC 3075	\$587,000	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.~~

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16 Nebel Street Lalor VIC 3075

Sold Price

\$585,000

Sold Date

30-Nov-19

3 1 3

Distance

0.4km



25 Vanessa Avenue Lalor VIC 3075

Sold Price

^{RS} **\$587,000**

Sold Date

14-Mar-20

3 1 2

Distance

0.47km



10 Kanimbla Drive Lalor VIC 3075

Sold Price

\$610,000

Sold Date

21-Dec-19

4 1 4

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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