

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 Nebel Street, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$575,000 & \$632,500

Median sale price

Median price \$626,000 Property Type House Suburb Lalor

Period - From 01/01/2020 to 31/03/2020 Source REIV

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 six 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
1	27 Richards St LALOR 3075	\$623,000	08/04/2020
2	20 Melaleuca Dr THOMASTOWN 3074	\$620,000	15/02/2020
3	25 Vanessa Av LALOR 3075	\$587,000	14/03/2020

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 six months.~~

This Statement of Information was prepared on:

01/06/2020 15:25



Property Type: House
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$632,500
Median House Price
March quarter 2020: \$626,000

Comparable Properties



27 Richards St LALOR 3075 (REI)

Agent Comments



Price: \$623,000
Method: Private Sale
Date: 08/04/2020
Property Type: House (Res)

20 Melaleuca Dr THOMASTOWN 3074 (REI/VG) **Agent Comments**



Price: \$620,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)
Land Size: 533 sqm approx

25 Vanessa Av LALOR 3075 (REI/VG)

Agent Comments



Price: \$587,000
Method: Auction Sale
Date: 14/03/2020
Property Type: House
Land Size: 533 sqm approx