

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
	28 VANESSA AVENUE 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 &	\$560,000			\$615,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$675,000	Property type			House	Suburb	Lalor				
Period-from	25 July 2023	to	25 Jan 2	2024)24 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 pr	Р	rice	Date of sale								
22 KENNA DRIVE LALOR VIC 3075						\$585,000	25-Nov-23				

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: 24 January 2024

\$609,000

\$615,000



18-Nov-23

25-Oct-23

Iconek Lalor M 03 9408 9003 E info@iconek.com.au

consumer.vic.gov.au

7 ETHEL AVENUE LALOR VIC 3075

4 ORCHID COURT LALOR VIC 3075



^{RS}\$585,000 Sold Date 25-Nov-23 22 KENNA DRIVE LALOR VIC 3075 Sold Price

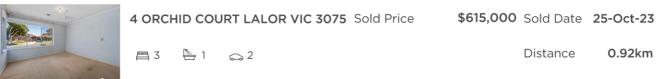
Distance

1.35km

0.92km

్ల 2 昌 3 1

Horas Alexandre	7 ETHE	L AVEN	UE LALOR VIC 3075	\$609,000	Sold Date	18-Nov-23	
	昌 3	1				Distance	1.34km



RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.