

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single Price & between  
\$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 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
22 KENNA DRIVE LALOR VIC 3075	\$585,000	25-Nov-23
7 ETHEL AVENUE LALOR VIC 3075	\$609,000	18-Nov-23
4 ORCHID COURT LALOR VIC 3075	\$615,000	25-Oct-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



**22 KENNA DRIVE LALOR VIC 3075** Sold Price <sup>RS</sup> **\$585,000** Sold Date **25-Nov-23**  
 Distance **1.35km**

3 1 2



**7 ETHEL AVENUE LALOR VIC 3075** Sold Price **\$609,000** Sold Date **18-Nov-23**  
 Distance **1.34km**

3 1 2



**4 ORCHID COURT LALOR VIC 3075** Sold Price **\$615,000** Sold Date **25-Oct-23**  
 Distance **0.92km**

3 1 2

RS = Recent sale

UN = Undisclosed Sale

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