

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

27 Lynne 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 Price & between

| | | |
|--|-----------|-----------|
| | \$580,000 | \$630,000 |
|--|-----------|-----------|

Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|--------------|-------------|---------------|--------------|--------|-----------|
| Median Price | \$600,000 | Property type | House | Suburb | Lalor |
| Period-from | 29 Jan 2020 | to | 29 July 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 |
|---------------------------------|-----------|--------------|
| 20 Lynne Street Lalor VIC 3075 | \$570,000 | 21-Apr-20 |
| 11 Kirwan Avenue Lalor VIC 3075 | \$640,000 | 19-Mar-20 |
| 3 Debra Court Lalor VIC 3075 | \$610,000 | 15-Mar-20 |

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: 29 July 2020



20 Lynne Street Lalor VIC 3075

Sold Price

\$570,000

Sold Date

21-Apr-20

3 1 1

Distance

0.04km



11 Kirwan Avenue Lalor VIC 3075

Sold Price

\$640,000

Sold Date

19-Mar-20

3 1 4

Distance

0.19km



3 Debra Court Lalor VIC 3075

Sold Price

\$610,000

Sold Date

15-Mar-20

3 1 3

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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