

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address **3/41 Railway Ave, Laverton - 3028**

Indicative selling price

Single price \$ or range between **\$630,000** & **\$650,000**

Median sale price

Median price \$ 560,000 *House *Unit Suburb Laverton

Period - From Jan 2020 to Jun 2020 Source CoreLogic RP Data

Comparable property sales

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
4 Sumers Street, Laverton	\$575,000	14/09/2020
2/32-34 Wackett Street, Laverton	\$605,000	25/07/2020
3/32-34 Wackett Street, Laverton	\$610,000	10/07/2020