

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

6 Kingsford Street Laverton VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Laverton

Period-from

01 Oct 2020

to

30 Sep 2021

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

60 Maher Road Laverton VIC 3028	\$665,000	12-May-21
106 Alma Avenue Laverton VIC 3028	\$700,000	21-Jul-21

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: 11 October 2021



60 Maher Road Laverton VIC 3028 Sold Price **\$665,000** Sold Date **12-May-21**

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Distance **0.49km**



106 Alma Avenue Laverton VIC 3028 Sold Price ^{RS} **\$700,000** Sold Date **21-Jul-21**

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Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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