

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 2/21 Armstrong Street, Laverton - 3028

Indicative selling price

Single price \$ or range between \$540,000 & \$560,000

Median sale price

Median price \$ 561,000 House X *Unit Suburb Laverton

Period - From 01/05/2020 to 30/04/2021 Source CoreLogic

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
1/6 Ulm St, Laverton	\$ 620,000	27/05/2021
68 Wackett St, Laverton	\$ 590,000	24/04/2021
106A Bladin Street, Laverton	\$ 595,000	07/01/2021