

## 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

4 High Street Laverton VIC 3028

### 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)

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 Sep 2020

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 25 Fitzroy Street Laverton VIC 3028 | \$640,000 | 18-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: 06 September 2021



**25 Fitzroy Street Laverton VIC 3028**

3 1 3

Sold Price **\$640,000** Sold Date **18-May-21**

Distance **0.25km**



**106 Alma Avenue Laverton VIC 3028**

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Sold Price <sup>RS</sup> **\$700,000** Sold Date **21-Jul-21**

Distance **0.65km**

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

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