

## 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

21 Ulm 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

\$710,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2020

to

31 Oct 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

5 Wright Street Laverton VIC 3028	\$713,000	17-Sep-21
139 Alma Avenue Laverton VIC 3028	\$705,000	19-Oct-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: 24 November 2021

**5 Wright Street Laverton VIC 3028**

Sold Price

RS

**\$713,000**

Sold Date

**17-Sep-21** 3  2  1

Distance

**0.47km****139 Alma Avenue Laverton VIC 3028**

Sold Price

**\$705,000**

Sold Date

**19-Oct-20** 4  2  2

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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