

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

1/135 Railway Avenue 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$508,750

Property type

Unit

Suburb

Laverton

Period-from

01 Sep 2019

to

31 Aug 2020

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

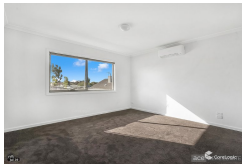
Date of sale

4 Sumers Street Laverton VIC 3028	\$575,000	14-Sep-20
3/32 Wackett Street Laverton VIC 3028	\$610,000	10-Jul-20
2/32 Wackett Street Laverton VIC 3028	\$605,000	25-Jul-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: 21 September 2020


4 Sumers Street Laverton VIC 3028 Sold Price

^{RS} **\$575,000** Sold Date **14-Sep-20**
 3  2  2

 Distance **0.77km**

3/32 Wackett Street Laverton VIC 3028 Sold Price

^{RS} **\$610,000** Sold Date **10-Jul-20**
 3  2  1

 Distance **1.43km**

2/32 Wackett Street Laverton VIC 3028 Sold Price

^{RS} **\$605,000** Sold Date **25-Jul-20**
 3  2  2

 Distance **1.44km**
RS = Recent sale

UN = Undisclosed Sale

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