

## 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

12 Kingsford 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2019

to

31 Oct 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	16-Jul-20
2/32 Wackett Street Laverton VIC 3028	\$605,000	08-Feb-18
8/32 Wackett Street Laverton VIC 3028	\$610,000	10-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: 17 November 2020



**4 Sumers Street Laverton VIC 3028** Sold Price **\$575,000** Sold Date **16-Jul-20**

 3
  2
  2

Distance -



**2/32 Wackett Street Laverton VIC 3028** Sold Price **\$605,000** Sold Date **08-Feb-18**

 3
  2
  2

Distance **0.67km**



**8/32 Wackett Street Laverton VIC 3028** Sold Price <sup>RS</sup> **\$610,000** Sold Date **10-Jul-20**

 2
  1
  1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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