

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

2/3 Barwise Street 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

\$460,000

&

\$470,000

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

1/7 Studley Court Laverton VIC 3028	\$565,000	12-Feb-20
4/7 Studley Court Laverton VIC 3028	\$501,000	18-Nov-19
3/7 Studley Court Laverton VIC 3028	\$510,000	22-Oct-19

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


1/7 Studley Court Laverton VIC 3028
 2  2  1

Sold Price

\$565,000

Sold Date

12-Feb-20

Distance

1.35km

4/7 Studley Court Laverton VIC 3028
 2  1  1

Sold Price

\$501,000

Sold Date

18-Nov-19

Distance

1.38km

3/7 Studley Court Laverton VIC 3028
 2  1  1

Sold Price

\$510,000

Sold Date

22-Oct-19

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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