

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

3/7-9 Heffernan 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,250

Property type

Unit

Suburb

Laverton

Period-from

01 Jan 2020

to

31 Dec 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

1/11 Heffernan Street Laverton VIC 3028	\$451,250	22-Jul-20
3/31 Heffernan Street Laverton VIC 3028	\$420,000	29-Sep-20
3/59 Railway Avenue Laverton VIC 3028	\$460,000	11-Jun-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: 13 January 2021


1/11 Heffernan Street Laverton VIC 3028

Sold Price

\$451,250

Sold Date

22-Jul-20
 3
  1
  1

Distance

0.04km

3/31 Heffernan Street Laverton VIC 3028

Sold Price

\$420,000

Sold Date

29-Sep-20
 2
  1
  1

Distance

0.19km

3/59 Railway Avenue Laverton VIC 3028

Sold Price

\$460,000

Sold Date

11-Jun-20
 3
  1
  1

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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