

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Laverton

Period-from

01 Mar 2020

to

28 Feb 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

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: 30 March 2021



**1/11 Heffernan Street Laverton VIC 3028**

Sold Price

**\$451,250**

Sold Date

**22-Jul-20**

 3  1  1

Distance

**0.03km**



**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

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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