

## 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

25 Fitzroy 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$561,000

Property type

House

Suburb

Laverton

Period-from

01 May 2020

to

30 Apr 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

3 Burke Court Laverton VIC 3028	\$600,000	19-Jan-21
24 Thomas Street Laverton VIC 3028	\$620,000	08-Feb-21
24 Charlesworth Street Laverton VIC 3028	\$610,000	07-Apr-21

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: 05 May 2021


**3 Burke Court Laverton VIC 3028**

Sold Price

**\$600,000**

Sold Date

**19-Jan-21**
 3
  1
  1

Distance

**0.52km**

**24 Thomas Street Laverton VIC 3028**

Sold Price

**\$620,000**

Sold Date

**08-Feb-21**
 4
  1
  2

Distance

**0.59km**

**24 Charlesworth Street Laverton VIC 3028**

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**07-Apr-21**
 3
  1
  2

Distance

**0.78km**

RS = Recent sale

UN = Undisclosed Sale

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