

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

1/35 Cropley Crescent 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

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

3/32 Wackett Street Laverton VIC 3028	\$610,000	10-Oct-19
4/32 Wackett Street Laverton VIC 3028	\$599,000	06-Feb-18
4 Sumers Street Laverton VIC 3028	\$575,000	16-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: 16 November 2020


3/32 Wackett Street Laverton VIC 3028
 3  2  1

Sold Price

\$610,000

Sold Date

10-Oct-19

Distance

0.93km

4/32 Wackett Street Laverton VIC 3028
 3  2  -

Sold Price

\$599,000

Sold Date

06-Feb-18

Distance

0.94km

4 Sumers Street Laverton VIC 3028
 3  2  2

Sold Price

\$575,000

Sold Date

16-Jul-20

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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