

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 1/46 Cole Street, Laverton-3028

#### Indicative selling price

Single price

or range between \$600,000

&

\$620,000

#### Median sale price

Median price

\$ 563,000

\*House

x

\*Unit

Suburb

Laverton

Period - From

June 2020

to

Nov 2020

Source

Real Estate

#### Comparable property sales

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

##### Unit One

##### Price

##### Date of sale

Address of comparable property	Price	Date of sale
1/32 Wackett Street, Laverton	\$610,000	07/11/2020
2/32 Wackett Street, Laverton	\$605,000	25/07/2020
3/34 Wackett Street, Laverton	\$610,000	10/07/2020