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

4 McNamara Road 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	\$600,000	&	\$620,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$565,000	Prop	erty type House		Suburb	Laverton	
Period-from	01 Jul 2020	to	30 Jun 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	
81 Bladin Street Laverton VIC 3028	\$632,000	03-Mar-21	
24 Charlesworth Street Laverton VIC 3028	\$610,000	03-Feb-21	
24 Thomas Street Laverton VIC 3028	\$620,000	08-Feb-21	

OR

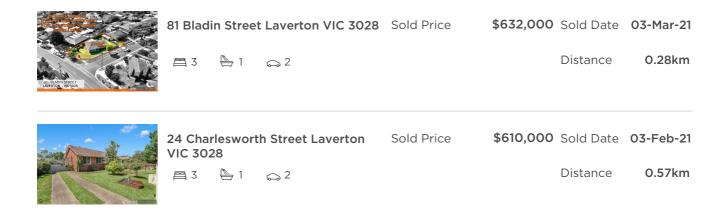
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 July 2021



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24 Thomas Street Laverton VIC 3028		Sold Price	\$620,000	Sold Date	08-Feb-21	
酉 4	1	<u>⇔</u> 2			Distance	0.68km

RS = Recent sale UN = Undisclosed Sale

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