

## 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

19 Charlesworth 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

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Laverton

Period-from

01 Apr 2020

to

31 Mar 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

6 McNamara Road Laverton VIC 3028	\$525,000	22-Mar-21
1 Epsom Street Laverton VIC 3028	\$510,000	18-Feb-21
31 Thomson Avenue Laverton VIC 3028	\$530,000	12-Mar-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: 08 April 2021


**6 McNamara Road Laverton VIC 3028**

Sold Price

 RS **\$525,000**

Sold Date

**22-Mar-21**
 2  1  2

Distance

**0.61km**

**1 Epsom Street Laverton VIC 3028**

Sold Price

 RS **\$510,000**

Sold Date

**18-Feb-21**
 3  1  4

Distance

**0.66km**

**31 Thomson Avenue Laverton VIC 3028**

Sold Price

 RS **\$530,000**

Sold Date

**12-Mar-21**
 3  1  2

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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