

## 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

36A Henderson 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Laverton

Period-from

01 Aug 2020

to

31 Jul 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

2/3 Barwise Street Laverton VIC 3028	\$525,000	20-Feb-21
2/37 Williams Road Laverton VIC 3028	\$512,500	06-May-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: 29 August 2021



**2/3 Barwise Street Laverton VIC 3028**

 2
  1
  1

Sold Price

**\$525,000**

Sold Date

**20-Feb-21**

Distance

**0.55km**



**2/37 Williams Road Laverton VIC 3028**

 2
  1
  1

Sold Price

**\$512,500**

Sold Date

**06-May-20**

Distance

**1.41km**

RS = Recent sale

UN = Undisclosed Sale

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