

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

11 OLD GEELONG 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Laverton

Period-from

01 May 2021

to

30 Apr 2022

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

16 WHITTAKER AVENUE LAVERTON VIC 3028	\$632,500	14-May-22
41 COLE STREET LAVERTON VIC 3028	\$600,000	19-Mar-22
5 WACKETT STREET LAVERTON VIC 3028	\$600,000	17-Dec-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: 19 May 2022


**16 WHITTAKER AVENUE
LAVERTON VIC 3028**
 3  1  4

Sold Price

RS

\$632,500

Sold Date

14-May-22

Distance

0.73km

**41 COLE STREET LAVERTON VIC
3028**
 3  1  2

Sold Price

RS

\$600,000

Sold Date

19-Mar-22

Distance

0.88km

**5 WACKETT STREET LAVERTON
VIC 3028**
 3  1  1

Sold Price

\$600,000

Sold Date

17-Dec-21

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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