# 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

#### 35 ROBERTSON CRESCENT LAVERTON VIC 3028

# Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	- 3015000	&	\$635,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$620,000	Property type	House	Suburb	Laverton						

31 Jul 2022

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2021

**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.

to

Address of comparable property	Price	Date of sale	
16 WHITTAKER AVENUE LAVERTON VIC 3028	\$632,500	05-Apr-22	
19 COLE STREET LAVERTON VIC 3028	\$640,000	05-Apr-22	
3 SNOWDEN STREET LAVERTON VIC 3028	\$630,000	06-Apr-22	

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.

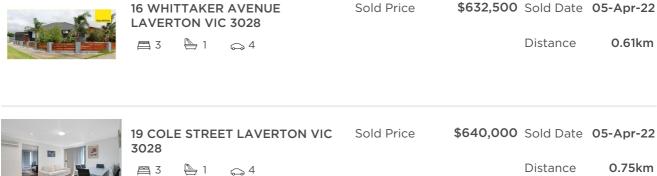
This Statement of Information was prepared on: 23 August 2022



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\$640,000 Sold Date 05-Apr-22 Distance 0.75km

Distance

0.61km



	3 SNOWDEN STREET LAVERTON VIC 3028			Sold Price	<sup>RS</sup> \$630,000	Sold Date	06-Apr-22
ĭ	昌 3	l [	్ల 2			Distance	0.82km

**RS** = Recent sale UN = Undisclosed Sale

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