

## 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

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

\$615,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Laverton

Period-from

01 Aug 2021

to

31 Jul 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 | 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


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

Sold Price

**\$632,500**

 Sold Date **05-Apr-22**

 Distance **0.61km**

**19 COLE STREET LAVERTON VIC  
3028**
 3  1  4

Sold Price

**\$640,000**

 Sold Date **05-Apr-22**

 Distance **0.75km**

**3 SNOWDEN STREET LAVERTON  
VIC 3028**
 3  1  2

Sold Price

<sup>RS</sup> **\$630,000**

 Sold Date **06-Apr-22**

 Distance **0.82km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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