

## 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

3/6 BRIGGS 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

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

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

3/44 ULM STREET LAVERTON VIC 3028	\$530,000	24-Nov-21
2/6 BRIGGS STREET LAVERTON VIC 3028	\$520,000	23-Sep-21
2/32 WRIGHT STREET LAVERTON VIC 3028	\$515,000	09-Nov-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: 23 August 2022


**3/44 ULM STREET LAVERTON VIC 3028**

Sold Price

**\$530,000**

Sold Date

**24-Nov-21**
 2
  -
  -

Distance

**1.12km**

**2/6 BRIGGS STREET LAVERTON VIC 3028**

Sold Price

**\$520,000**

Sold Date

**23-Sep-21**
 3
  2
  2

Distance

**0.03km**

**2/32 WRIGHT STREET LAVERTON VIC 3028**

Sold Price

**\$515,000**

Sold Date

**09-Nov-21**
 2
  2
  1

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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