

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 11 Old Geelong Road, Laverton - 3028

Indicative selling price

Single price \$ or range between \$580,000 & \$630,000

Median sale price

Median price \$ 625,000 House X *Unit Suburb Laverton

Period - From Oct 2021 to Sept 2022 Source Core Logic

Comparable property sales

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
35 Robertson Cres, Laverton	\$615,000	14/09/2022
1844 Bladin St, Laverton	\$651,000	05/09/2022
33 Cropley Cres, Laverton	\$602,000	30/07/2022