

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

1/5 BELLIN STREET 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

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Laverton

Period-from

01 Oct 2021

to

30 Sep 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

2/18 WACKETT STREET LAVERTON VIC 3028	\$620,000	16-Aug-22
2A SNOWDEN STREET LAVERTON VIC 3028	\$660,000	09-Aug-22
2/4 ALLEN STREET LAVERTON VIC 3028	\$610,000	13-Jul-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: 14 October 2022


**2/18 WACKETT STREET
LAVERTON VIC 3028**
 3
  2
  2

 Sold Price ^{RS} **\$620,000** Sold Date **16-Aug-22**

 Distance **0.64km**

**2A SNOWDEN STREET LAVERTON
VIC 3028**
 4
  -
  -

 Sold Price **\$660,000** Sold Date **09-Aug-22**

 Distance **0.34km**

**2/4 ALLEN STREET LAVERTON VIC
3028**
 4
  2
  2

 Sold Price **\$610,000** Sold Date **13-Jul-22**

 Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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