

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

2/22 ROBERTSON CRESCENT 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Laverton

Period-from

01 Dec 2021

to

30 Nov 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

3/6 BRIGGS STREET LAVERTON VIC 3028	\$470,000	28-Sep-22
3/32 WRIGHT STREET LAVERTON VIC 3028	\$485,000	05-Feb-22
18B CROWN STREET LAVERTON VIC 3028	\$470,000	30-May-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: 06 December 2022


**3/6 BRIGGS STREET LAVERTON
VIC 3028**
 2
  2
  1

Sold Price

\$470,000

Sold Date

28-Sep-22

Distance

0.4km

**3/32 WRIGHT STREET LAVERTON
VIC 3028**
 2
  1
  1

Sold Price

\$485,000

Sold Date

05-Feb-22

Distance

1.51km

**18B CROWN STREET LAVERTON
VIC 3028**
 2
  1
  1

Sold Price

\$470,000

Sold Date

30-May-22

Distance

2.23km

RS = Recent sale

UN = Undisclosed Sale

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