

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/59 Railway Ave, Laverton - 3028

Indicative selling price

Single price \$ or range between \$530,000 & \$570,000

Median sale price

Median price \$ 590,000 House X *Unit Suburb Laverton

Period - From 01/03/2021 to 28/02/2022 Source CoreLogic

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
3/19 Railway Ave, Laverton	\$520,000	03/03/2022
6/7-9 Heffernan St, Laverton	\$568,000	01/12/2021
1/64 Bladin St, Laverton	\$570,000	25/10/2021