

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

14 COBBY 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,500

Property type

House

Suburb

Laverton

Period-from

01 Mar 2022

to

28 Feb 2023

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

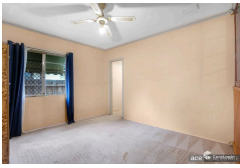
Date of sale

12 WOODS STREET LAVERTON VIC 3028	\$650,000	23-Feb-23
20 CROWN STREET LAVERTON VIC 3028	\$660,000	28-Oct-22
184 BLADIN STREET LAVERTON VIC 3028	\$651,000	10-Aug-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: 29 March 2023


12 WOODS STREET LAVERTON VIC 3028 Sold Price

\$650,000 Sold Date **23-Feb-23**
 6  2  2

 Distance **0.68km**

20 CROWN STREET LAVERTON VIC 3028 Sold Price

Sold Price

\$660,000 Sold Date **28-Oct-22**
 3  2  2

 Distance **0.83km**

184 BLADIN STREET LAVERTON VIC 3028 Sold Price

Sold Price

\$651,000 Sold Date **10-Aug-22**
 3  1  2

 Distance **0.42km**
RS = Recent sale

UN = Undisclosed Sale

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