

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

1/32 WACKETT 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,500

Property type

Unit

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

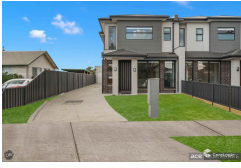
Date of sale

2/18 WACKETT STREET LAVERTON VIC 3028	\$620,000	03-Aug-22
1/14 BRIGGS STREET LAVERTON VIC 3028	\$592,500	24-Mar-22
27 RAILWAY AVENUE LAVERTON VIC 3028	\$558,000	31-Jan-23

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: 16 March 2023


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

 Sold Price **\$620,000** Sold Date **03-Aug-22**

 Distance **0.12km**

**1/14 BRIGGS STREET LAVERTON
VIC 3028**
 3
  2
  2

 Sold Price **\$592,500** Sold Date **24-Mar-22**

 Distance **0.66km**

**27 RAILWAY AVENUE LAVERTON
VIC 3028**
 3
  1
  2

 Sold Price ^{RS} **\$558,000** Sold Date **31-Jan-23**

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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