

## 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

6 High Street Laverton VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Feb 2021

to

31 Jan 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

4 High Street Laverton VIC 3028	\$655,000	01-Nov-21
26 Thomas Street Laverton VIC 3028	\$675,000	16-Sep-21
11 Sumers Street Laverton VIC 3028	\$675,000	17-Sep-21

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: 02 February 2022


**4 High Street Laverton VIC 3028**

Sold Price

**\$655,000**

Sold Date

**01-Nov-21**
 3
  1
  2

Distance

**0.01km**

**26 Thomas Street Laverton VIC 3028**

Sold Price

**\$675,000**

Sold Date

**16-Sep-21**
 2
  1
  2

Distance

**0.46km**

**11 Sumers Street Laverton VIC 3028**

Sold Price

Sold Date

**17-Sep-21**
 3
  1
  1

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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