

Statement of Information

Sections 47AF of the Estate Agents Act 1980

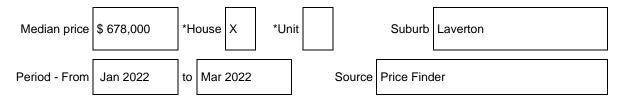
Property offered for sale

Address 44A Cole Street, Laverton-3028

Indicative selling price

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Single price	or range between	\$550,000	&	\$600,000

Median sale price



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

Unit One	Price	Date of sale
2/44 Ulm St, Laverton	\$655,000	09/03/2022
3/53 Railway Ave, Laverton	\$640,000	21/12/2021
2A Grace Street, Laverton	\$632,500	11/12/2021