

## 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

2/48 ULM 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Laverton

Period-from

01 Aug 2021

to

31 Jul 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

2/44 ULM STREET LAVERTON VIC 3028	\$655,000	28-Jan-22
2B GRACE STREET LAVERTON VIC 3028	\$640,000	25-Nov-21
2A GRACE STREET LAVERTON VIC 3028	\$632,500	09-Oct-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: 08 August 2022



**2/44 ULM STREET LAVERTON VIC 3028** Sold Price **\$655,000** Sold Date **28-Jan-22**

 3  -  -

Distance **0.04km**



**2B GRACE STREET LAVERTON VIC 3028** Sold Price **\$640,000** Sold Date **25-Nov-21**

 3  -  -

Distance **0.85km**



**2A GRACE STREET LAVERTON VIC 3028** Sold Price **\$632,500** Sold Date **09-Oct-21**

 3  -  -

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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