

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

1/135 RAILWAY AVENUE 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2022

to

31 Oct 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

1/44 ULM STREET LAVERTON VIC 3028	\$590,000	15-Sep-23
3/18 WACKETT STREET LAVERTON VIC 3028	\$590,000	11-Oct-23
1/69 BLADIN STREET LAVERTON VIC 3028	\$595,000	19-Sep-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: 24 November 2023



1/44 ULM STREET LAVERTON VIC 3028

 3  2  2

Sold Price

^{RS} **\$590,000**

Sold Date

15-Sep-23

Distance

0.9km



3/18 WACKETT STREET LAVERTON VIC 3028

 3  2  2

Sold Price

Sold Date

11-Oct-23

Distance

1.54km



1/69 BLADIN STREET LAVERTON VIC 3028

 3  2  1

Sold Price

\$595,000

Sold Date

19-Sep-23

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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