

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

2/32 CHIRNSIDE CRESCENT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Laverton

Period-from

01 Jan 2023

to

31 Dec 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

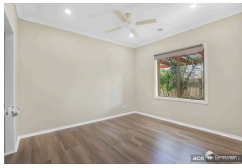
Date of sale

2/22 ROBERTSON CRESCENT LAVERTON VIC 3028	\$420,000	22-Mar-23
2/3 BELLIN STREET LAVERTON VIC 3028	\$450,000	14-Jul-23
3/1D WACKETT STREET LAVERTON VIC 3028	\$450,000	07-Nov-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: 15 January 2024


**2/22 ROBERTSON CRESCENT
LAVERTON VIC 3028**
 2
  1
  1

 Sold Price **\$420,000** Sold Date **22-Mar-23**

 Distance **0.12km**

**2/3 BELLIN STREET LAVERTON
VIC 3028**
 2
  2
  1

 Sold Price **\$450,000** Sold Date **14-Jul-23**

 Distance **0.36km**

**3/1D WACKETT STREET
LAVERTON VIC 3028**
 2
  1
  -

 Sold Price ^{RS} **\$450,000** Sold Date **07-Nov-23**

 Distance **0.8km**
RS = Recent sale

UN = Undisclosed Sale

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