

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

1/109 Bladin Street 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Mar 2021

to

28 Feb 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

2/43 Cole Street Laverton VIC 3028	\$460,000	08-Oct-21
1/48 Ulm Street Laverton VIC 3028	\$510,000	28-Oct-21
2/32 Wright Street Laverton VIC 3028	\$515,000	09-Nov-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 March 2022



2/43 Cole Street Laverton VIC 3028 Sold Price **\$460,000** Sold Date **08-Oct-21**

 2
  1
  1

Distance **0.77km**



1/48 Ulm Street Laverton VIC 3028 Sold Price **\$510,000** Sold Date **28-Oct-21**

 2
  1
  1

Distance **0.34km**



2/32 Wright Street Laverton VIC 3028 Sold Price **\$515,000** Sold Date **09-Nov-21**

 2
  2
  1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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