

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

9 WHITTAKER 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

\$560,000

&

\$590,000

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

7 CROPLEY CRESCENT LAVERTON VIC 3028	\$572,500	15-Jun-23
29 THOMSON AVENUE LAVERTON VIC 3028	\$575,000	08-Jun-23
6 BELLIN STREET LAVERTON VIC 3028	\$580,000	14-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: 08 November 2023



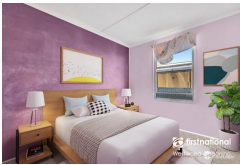
7 CROPLEY CRESCENT LAVERTON VIC 3028 Sold Price **\$572,500** Sold Date **15-Jun-23**
Distance **0.21km**

 3  1  3



29 THOMSON AVENUE LAVERTON VIC 3028 Sold Price **\$575,000** Sold Date **08-Jun-23**
Distance **0.22km**

 3  1  3



6 BELLIN STREET LAVERTON VIC 3028 Sold Price ^{RS} **\$580,000** Sold Date **14-Sep-23**
Distance **0.43km**

 4  2  4

RS = Recent sale UN = Undisclosed Sale

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