

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

1/6 COBBY 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

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

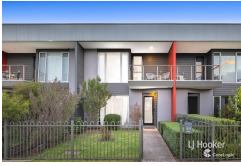
Date of sale

4/2 CROWN STREET LAVERTON VIC 3028	\$630,000	27-Feb-23
1/44 ULM STREET LAVERTON VIC 3028	\$590,000	26-Aug-23
3/18 WACKETT STREET LAVERTON VIC 3028	\$590,000	11-Oct-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: 30 November 2023



**4/2 CROWN STREET LAVERTON
VIC 3028**

 3  2  2

Sold Price **\$630,000** Sold Date **27-Feb-23**

Distance **0.8km**



**1/44 ULM STREET LAVERTON VIC
3028**

 3  2  2

Sold Price **\$590,000** Sold Date **26-Aug-23**

Distance **0.07km**



**3/18 WACKETT STREET
LAVERTON VIC 3028**

 3  2  2

Sold Price ^{RS} **\$590,000** Sold Date **11-Oct-23**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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