

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

1/4 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Laverton

Period-from

01 Apr 2023

to

31 Mar 2024

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

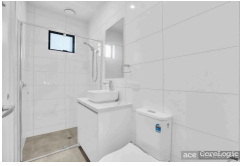
Date of sale

3/18 WACKETT STREET LAVERTON VIC 3028	\$590,000	23-Aug-23
1/44 ULM STREET LAVERTON VIC 3028	\$590,000	26-Aug-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: 08 April 2024



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

2 2 2

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

Distance **0.69km**



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

3 2 2

Sold Price

Sold Date **26-Aug-23**

Distance **0.05km**



**1/69 BLADIN STREET LAVERTON
VIC 3028**

3 2 1

Sold Price

\$595,000 Sold Date **19-Sep-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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