

## 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

1/135 RAILWAY AVENUE LAVERTON VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Laverton

Period-from

01 Mar 2023

to

29 Feb 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
6/2 CROWN STREET LAVERTON VIC 3028	\$643,000	10-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: 12 March 2024



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

 2  2  2

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

Distance **1.53km**



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

 3  2  2

Sold Price

Sold Date **26-Aug-23**

Distance **0.9km**



**6/2 CROWN STREET LAVERTON  
VIC 3028**

 3  2  2

Sold Price

**\$643,000** Sold Date **10-Oct-23**

Distance **0.23km**

RS = Recent sale      UN = Undisclosed Sale

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