

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

2/14 THOMAS 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

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Other

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

4/6 BURKE COURT LAVERTON VIC 3028	\$433,000	21-Sep-23
2/75 BLADIN STREET LAVERTON VIC 3028	\$480,000	28-Nov-23
3/1D WACKETT STREET LAVERTON VIC 3028	\$450,000	07-Nov-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: 17 April 2024

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4/6 BURKE COURT LAVERTON VIC 3028 Sold Price **\$433,000** Sold Date **21-Sep-23**

2 1 1

Distance **0.37km**



2/75 BLADIN STREET LAVERTON VIC 3028 Sold Price **\$480,000** Sold Date **28-Nov-23**

2 1 1

Distance **0.69km**



3/1D WACKETT STREET LAVERTON VIC 3028 Sold Price **\$450,000** Sold Date **07-Nov-23**

2 1 -

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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