

## 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

2/64 BLADIN STREET 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Jul 2023

to

30 Jun 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

1/1E WACKETT STREET LAVERTON VIC 3028	\$625,000	14-Feb-24
1/25 OLD GEELONG ROAD LAVERTON VIC 3028	\$615,000	15-Mar-24
1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-24

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: 31 July 2024



**1/1E WACKETT STREET LAVERTON VIC 3028** Sold Price

<sup>RS</sup> **\$625,000** Sold Date **14-Feb-24**

3 2 1

Distance **0.51km**



**1/25 OLD GEELONG ROAD LAVERTON VIC 3028** Sold Price

<sup>RS</sup> **\$615,000** Sold Date **15-Mar-24**

3 3 2

Distance **0.72km**



**1/4 COBBY STREET LAVERTON VIC 3028** Sold Price

**\$600,000** Sold Date **08-May-24**

3 2 1

Distance **0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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