

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

1/18 WACKETT 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Other

Suburb

Laverton

Period-from

01 May 2023

to

30 Apr 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

2/10 PARKSIDE WALK LAVERTON VIC 3028	\$670,000	12-Apr-24
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

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: 21 May 2024



**2/10 PARKSIDE WALK LAVERTON
VIC 3028**

3 2 2

Sold Price

^{RS} **\$670,000**

Sold Date **12-Apr-24**

Distance **-**



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

3 2 1

Sold Price

^{RS} **\$625,000**

Sold Date **14-Feb-24**

Distance **0.13km**



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

3 3 2

Sold Price

^{RS} **\$615,000**

Sold Date **15-Mar-24**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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