

## 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

1/20 BARWISE 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Sep 2023

to

31 Aug 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

2/31 SNOWDEN STREET LAVERTON VIC 3028	\$516,000	08-Jul-24
1/8 CHARLESWORTH STREET LAVERTON VIC 3028	\$490,000	14-Jan-24
4/63 WACKETT STREET LAVERTON VIC 3028	\$540,000	30-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: 10 September 2024

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**2/31 SNOWDEN STREET  
LAVERTON VIC 3028**

2 1 1

Sold Price **\$516,000** Sold Date **08-Jul-24**

Distance **0.34km**



**1/8 CHARLESWORTH STREET  
LAVERTON VIC 3028**

3 1 2

Sold Price **\$490,000** Sold Date **14-Jan-24**

Distance **0.66km**



**4/63 WACKETT STREET  
LAVERTON VIC 3028**

2 2 1

Sold Price **\$540,000** Sold Date **30-Oct-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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