

## 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

5/32 WACKETT 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

\$510,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

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

4/63 WACKETT STREET LAVERTON VIC 3028	\$540,000	30-Oct-23
1/43 COLE STREET LAVERTON VIC 3028	\$510,000	09-Aug-23
2/25 AILSA STREET SOUTH ALTONA MEADOWS VIC 3028	\$530,000	26-Dec-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: 21 March 2024

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

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Sold Price **\$540,000** Sold Date **30-Oct-23**Distance **0.19km****1/43 COLE STREET LAVERTON VIC  
3028**

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Sold Price **\$510,000** Sold Date **09-Aug-23**Distance **0.37km****2/25 AILSA STREET SOUTH  
ALTONA MEADOWS VIC 3028**

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Sold Price **\$530,000** Sold Date **26-Dec-23**Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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