

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

2/1 SNOWDEN 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

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

1/20 BARWISE STREET LAVERTON VIC 3028	\$506,000	19-Sep-24
2/31 SNOWDEN STREET LAVERTON VIC 3028	\$516,000	08-Jul-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: 26 September 2024

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1/20 BARWISE STREET LAVERTON VIC 3028

Sold Price

^{RS} **\$506,000**

Sold Date

19-Sep-24

3 1 2

Distance

0.11km



2/31 SNOWDEN STREET LAVERTON VIC 3028

Sold Price

\$516,000

Sold Date

08-Jul-24

2 1 1

Distance

0.23km



4/63 WACKETT STREET LAVERTON VIC 3028

Sold Price

\$540,000

Sold Date

30-Oct-23

2 2 1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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