

## 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

21 THOMAS 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

\$585,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2023

to

31 Oct 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
29 CROWN STREET LAVERTON VIC 3028	\$510,000	26-Oct-24
108 TYQUIN STREET LAVERTON VIC 3028	\$530,000	19-Jul-24

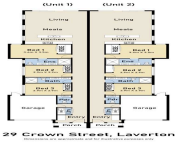
OR

**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: 11 November 2024



**1/20 BARWISE STREET LAVERTON VIC 3028** Sold Price <sup>RS</sup> **\$506,000** Sold Date **19-Sep-24**  
 Distance **0.84km**  
 3 1 2



**29 CROWN STREET LAVERTON VIC 3028** Sold Price <sup>RS</sup> **\$510,000** Sold Date **26-Oct-24**  
 Distance **0.78km**  
 3 1 2



**108 TYQUIN STREET LAVERTON VIC 3028** Sold Price **\$530,000** Sold Date **19-Jul-24**  
 Distance **0.79km**  
 3 1 1

RS = Recent sale      UN = Undisclosed Sale

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