

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

6 CHAVE COURT 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,000

Property type

House

Suburb

Laverton

Period-from

01 Oct 2023

to

30 Sep 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

5 HEFFERNAN STREET LAVERTON VIC 3028	\$581,500	23-Sep-24
67 WACKETT STREET LAVERTON VIC 3028	\$550,000	24-Apr-24
104 BLADIN STREET LAVERTON VIC 3028	\$555,000	10-May-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: 10 October 2024

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**5 HEFFERNAN STREET LAVERTON
VIC 3028**

3 1 -

Sold Price

^{RS} **\$581,500** Sold Date **23-Sep-24**

Distance **0.67km**



**67 WACKETT STREET LAVERTON
VIC 3028**

3 1 3

Sold Price

\$550,000 Sold Date **24-Apr-24**

Distance **0.1km**



**104 BLADIN STREET LAVERTON
VIC 3028**

3 1 1

Sold Price

\$555,000 Sold Date **10-May-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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