

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

1/37 WILLIAMS ROAD 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

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

1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-24
2/64 BLADIN STREET LAVERTON VIC 3028	\$610,000	30-Aug-24
1/44 MAHER ROAD LAVERTON VIC 3028	\$630,000	01-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: 14 November 2024



1/4 COBBY STREET LAVERTON VIC Sold Price
3028

\$600,000 Sold Date 08-May-24

3 2 1

Distance 0.81km



2/64 BLADIN STREET LAVERTON Sold Price
VIC 3028

^{RS} \$610,000 Sold Date 30-Aug-24

3 2 2

Distance 0.96km



1/44 MAHER ROAD LAVERTON VIC Sold Price
3028

\$630,000 Sold Date 01-May-24

3 2 2

Distance 0.5km

RS = Recent sale

UN = Undisclosed Sale

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