

## 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

1/18 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

\$595,000

&

\$625,000

### 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
6/64 BLADIN STREET LAVERTON VIC 3028	\$615,000	25-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

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1/4 COBBY STREET LAVERTON VIC Sold Price  
3028

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

 3  2  1

Distance 0.7km



2/64 BLADIN STREET LAVERTON Sold Price  
VIC 3028

<sup>RS</sup> \$610,000 Sold Date 30-Aug-24

 3  2  2

Distance 0.48km



6/64 BLADIN STREET LAVERTON Sold Price  
VIC 3028

\$615,000 Sold Date 25-May-24

 3  -  -

Distance 0.48km

RS = Recent sale

UN = Undisclosed Sale

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