

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

2/23 KAYE CRESCENT 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

\$497,500

&

\$547,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Laverton

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/21 ARMSTRONG STREET LAVERTON VIC 3028	\$505,000	28-Apr-22
4/3 MCNAMARA ROAD LAVERTON VIC 3028	\$570,000	25-Nov-21
2/8 CHARLESWORTH STREET LAVERTON VIC 3028	\$589,000	01-Dec-21

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: 12 August 2022



**2/21 ARMSTRONG STREET
LAVERTON VIC 3028**

3 2 1

Sold Price **\$505,000** Sold Date **28-Apr-22**

Distance **1.01km**



**4/3 MCNAMARA ROAD LAVERTON
VIC 3028**

3 2 1

Sold Price **\$570,000** Sold Date **25-Nov-21**

Distance **0.25km**



**2/8 CHARLESWORTH STREET
LAVERTON VIC 3028**

2 2 2

Sold Price **\$589,000** Sold Date **01-Dec-21**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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