

# 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

3/151 Bladin 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)

range between

\$570,000

&

\$610,000

### Median sale price

Median price

\$514,250

Property type

Unit

Suburb

Laverton

Period - From

01/01/2024

to

31/12/2024

Source



### 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 six 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 Heffernan Street, Laverton, VIC 3028      | \$600,000 | 21/08/2024   |
| 2/27 Point Cook Road, Altona Meadows, VIC 3028 | \$620,000 | 27/11/2024   |
| 3/8-9 Nash Court, Altona Meadows, VIC 3028     | \$590,000 | 19/12/2024   |

**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 six months.

This Statement of Information was prepared on: 08/01/2025