

## 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

1/6 ALLEN 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Laverton

Period-from

01 Jan 2024

to

31 Dec 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

6 WHITTAKER AVENUE LAVERTON VIC 3028	\$635,000	20-Dec-24
2 KINGSFORD STREET LAVERTON VIC 3028	\$635,000	31-Jul-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: 06 January 2025



**6 WHITTAKER AVENUE LAVERTON VIC 3028** Sold Price

<sup>RS</sup> **\$635,000** Sold Date **20-Dec-24**

4 2 1

Distance **1.32km**



**2 KINGSFORD STREET LAVERTON VIC 3028** Sold Price

<sup>RS</sup> **\$635,000** <sup>UN</sup> Sold Date **31-Jul-24**

3 2 1

Distance **0.29km**



**1/44 MAHER ROAD LAVERTON VIC 3028** Sold Price

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

3 2 2

Distance **0.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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