

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

8 WOODS STREET 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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

House

Suburb

Laverton

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|-----------------------------------|-----------|-----------|
| 39 WOODS STREET LAVERTON VIC 3028 | \$620,000 | 03-May-24 |
| 16 ULM STREET LAVERTON VIC 3028 | \$610,000 | 04-Mar-25 |
| 23 ULM STREET LAVERTON VIC 3028 | \$610,000 | 14-Feb-25 |

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: 02 April 2025



39 WOODS STREET LAVERTON VIC 3028

3 1 2

Sold Price **\$620,000** Sold Date **03-May-24**

Distance **0.22km**



16 ULM STREET LAVERTON VIC 3028

4 1 -

Sold Price ^{RS} **\$610,000** Sold Date **04-Mar-25**

Distance **0.46km**



23 ULM STREET LAVERTON VIC 3028

3 1 -

Sold Price **\$610,000** Sold Date **14-Feb-25**

Distance **0.53km**

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

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