

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

3/3 Barwise 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

\$520,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Other

Suburb

Laverton

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/17 Armstrong Street Laverton VIC 3028	\$520,000	08-Aug-19
2A Badge Court Laverton VIC 3028	\$515,000	28-Aug-19
2/59 Railway Avenue Laverton VIC 3028	\$521,000	25-Mar-19

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: 30 January 2020



1/17 Armstrong Street Laverton VIC 3028

Sold Price

\$520,000

Sold Date **08-Aug-19**

 3  2  1

Distance **0.92km**



2A Badge Court Laverton VIC 3028

Sold Price

\$515,000

Sold Date **28-Aug-19**

 3  1  2

Distance **1.07km**



2/59 Railway Avenue Laverton VIC 3028

Sold Price

\$521,000

Sold Date **25-Mar-19**

 3  1  1

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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