

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 BURTON AVENUE 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

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Laverton

Period-from

01 Feb 2024

to

31 Jan 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

2/21 HEFFERNAN STREET LAVERTON VIC 3028	\$600,000	21-Aug-24
1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-24
1/18 WACKETT STREET LAVERTON VIC 3028	\$600,000	28-Nov-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: 18 February 2025



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

 3  2  2

Sold Price **\$600,000** Sold Date **21-Aug-24**

Distance **0.68km**



1/4 COBBY STREET LAVERTON VIC 3028

 3  2  1

Sold Price Sold Date **08-May-24**

Distance **0.73km**



1/18 WACKETT STREET LAVERTON VIC 3028

 3  2  1

Sold Price Sold Date **28-Nov-24**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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