

## 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 Kaye Crescent 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

\$550,000

&amp;

\$580,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

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

5 Cropley Crescent Laverton VIC 3028

\$540,000

22-Aug-19

22 Thomas Street Laverton VIC 3028

\$560,000

25-Nov-19

2 Bruce Street Laverton VIC 3028

\$565,000

02-Sep-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.~~

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