

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

5/3 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

\$477,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Laverton

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/13 Isaacs Street Laverton VIC 3028	\$480,000	10-Nov-20
3/22 Williams Road Laverton VIC 3028	\$450,000	21-Jun-21

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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2/13 Isaacs Street Laverton VIC 3028

2 1 1

Sold Price **\$480,000** Sold Date **10-Nov-20**

Distance **0.1km**



3/22 Williams Road Laverton VIC 3028

2 1 1

Sold Price **\$450,000** Sold Date **21-Jun-21**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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