

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

2/69 BLADIN 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Other

Suburb

Laverton

Period-from

01 Jun 2022

to

31 May 2023

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

1/6 WACKETT STREET LAVERTON VIC 3028	\$625,000	03-Apr-23
2/6 WACKETT STREET LAVERTON VIC 3028	\$625,000	03-Apr-23
26 MERTON STREET ALTONA MEADOWS VIC 3028	\$635,000	22-Dec-22

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: 20 June 2023


**1/6 WACKETT STREET LAVERTON
VIC 3028**
 3  2  2

Sold Price

\$625,000

Sold Date

03-Apr-23

Distance

0.57km

**2/6 WACKETT STREET LAVERTON
VIC 3028**
 3  2  2

Sold Price

Sold Date

03-Apr-23

Distance

0.57km

**26 MERTON STREET ALTONA
MEADOWS VIC 3028**
 4  2  2

Sold Price

\$635,000

Sold Date

22-Dec-22

Distance

1.14km

**28A WRIGHT STREET LAVERTON
VIC 3028**
 3  2  2

Sold Price

^{RS} **\$645,000**

Sold Date

28-Apr-23

Distance

0.79km
RS = Recent sale

UN = Undisclosed Sale

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