

SITE ANALYSIS

SITE AREA	850.0m ²
BUILT-UP AREA	367.91m ²
SITE COVERAGE	43.3%
PERMEABILITY	29%

UNIT 1 - 18.40 SQ.

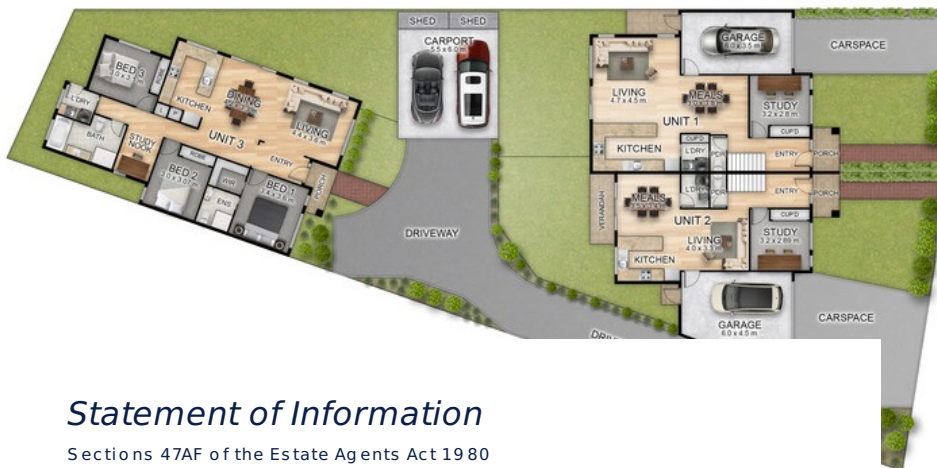
GROUND FLOOR	82.28m ²
FIRST FLOOR	66.11m ²
GARAGE	22.83m ²
TOTAL	171.22m ²

UNIT 2 - 17.61 SQ.

GROUND FLOOR	71.20m ²
FIRST FLOOR	65.00m ²
GARAGE	27.70m ²
TOTAL	163.90m ²

UNIT 3 - 17.61 SQ.

GROUND FLOOR	130.90m ²
CARPORT	33.00m ²
TOTAL	163.90m ²



FIRST FLOOR

Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Eaton Parade, LAVERTON 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$680,000 - \$720,000

Median sale price

Median **House** for **LAVERTON** for period **Jan 2018 - Mar 2018**
Sourced from realestate.com.au.

\$563,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

20 Tyquin Street,
Laverton 3028

Price **\$690,000** Sold 08
April 2018

46 Cole Street,
Laverton 3028

Price **\$680,000** Sold 09
February 2018

20 Robertson Crescent,
Laverton 3028

Price **\$657,000** Sold 08
February 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Stockdale & Leggo Laverton

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Laverton VIC 3026

Contact agents



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**Stockdale
& Leggo**