



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

2 CRESWICK STREET LAVERTON VIC 3028

Address  
Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range  
Single Price & \$490,000 \$530,000  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$610,000 Property type House Suburb Laverton

Period-from 01 Apr 2021 to 31 Mar 2022 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 |
|--------------------------------------|-----------|--------------|
| 16 CAMPBELL STREET LAVERTON VIC 3028 | \$590,000 | 01-Feb-22    |
| 24 THOMSON AVENUE LAVERTON VIC 3028  | \$580,000 | 31-Mar-22    |
| 41 COLE STREET LAVERTON VIC 3028     | \$600,000 | 19-Mar-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: 29 April 2022



**16 CAMPBELL STREET LAVERTON  
VIC 3028**

3 1 3

Sold Price

**\$590,000**

Sold Date

**01-Feb-22**

Distance

**0.05km**



**24 THOMSON AVENUE LAVERTON  
VIC 3028**

3 1 1

Sold Price

<sup>RS</sup> **\$580,000** <sup>UN</sup>

Sold Date

**31-Mar-22**

Distance

**0.51km**



**41 COLE STREET LAVERTON VIC  
3028**

3 1 2

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**19-Mar-22**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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