

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

3/69 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

\$590,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,500

Property type

Other

Suburb

Laverton

Period-from

01 Mar 2022

to

28 Feb 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

2/20 ROBERTSON CRESCENT LAVERTON VIC 3028	\$635,000	19-Oct-22
2/14 BRIGGS STREET LAVERTON VIC 3028	\$595,000	18-Nov-22
4A EPSOM STREET LAVERTON VIC 3028	\$597,000	04-Oct-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 March 2023


**2/20 ROBERTSON CRESCENT
LAVERTON VIC 3028**

 3
  -
  -

Sold Price **\$635,000** Sold Date **19-Oct-22**

Distance **0.71km**


**2/14 BRIGGS STREET LAVERTON
VIC 3028**

 3
  2
  2

Sold Price **\$595,000** Sold Date **18-Nov-22**

Distance **0.3km**


**4A EPSOM STREET LAVERTON VIC
3028**

 3
  2
  2

Sold Price **\$597,000** Sold Date **04-Oct-22**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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