

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

137 Bladin Street, Laverton Vic 3028

Indicative selling price

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

Range between \$440,000

&

\$484,000

Median sale price

Median price \$581,000

House

X

Unit

Suburb Laverton

Period - From 01/01/2018

to

31/12/2018

Source REIV

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 six 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	124 Bladin St LAVERTON 3028	\$550,000	12/03/2019
2	102 Bladin St LAVERTON 3028	\$517,000	17/11/2018
3	57 Bladin St LAVERTON 3028	\$434,000	05/12/2018

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 six months.

137 Bladin Street, Laverton Vic 3028

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$440,000 - \$484,000

Median House Price

Year ending December 2018: \$581,000

Comparable Properties



124 Bladin St LAVERTON 3028 (REI)

Agent Comments

5 3 5

Price: \$550,000

Method: Private Sale

Date: 12/03/2019

Rooms: 6

Property Type: House

102 Bladin St LAVERTON 3028 (REI/VG)

Agent Comments

3 1 2

Price: \$517,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 603 sqm approx

57 Bladin St LAVERTON 3028 (VG)

Agent Comments

3 - -

Price: \$434,000

Method: Sale

Date: 05/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx