## 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

39 Jennings 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	\$470,000	&	\$510,000	
Median sale price (*Delete house or unit as applicable)					

Median Price	\$565,000	Prope	erty type House		Suburb	Laverton	
Period-from	01 Jul 2020	to	30 Jun 2	2021	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		
6 Hickey Street Laverton VIC 3028	\$500,000	20-Jan-21		
3/3 Barwise Street Laverton VIC 3028	\$525,000	20-Feb-21		
2/17 Armstrong Street Laverton VIC 3028	\$530,000	27-Apr-21		

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: 13 July 2021



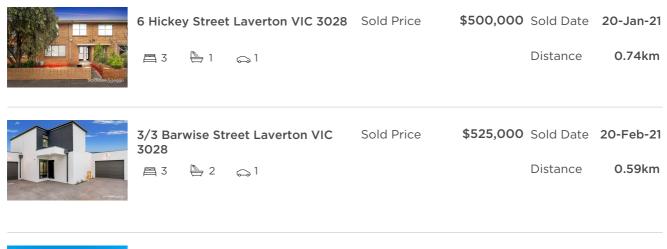
consumer.vic.gov.au

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2/17 Ar 3028	mstrong	Street Laverton VIC Sold Price	se <b>\$530,000</b>	Sold Date	27-Apr-21
่ 📇 3	2 🚔	⇔ 3		Distance	0.6km

#### RS = Recent sale UN = Undisclosed Sale

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