

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

1/12 SUMERS 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

\$610,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Laverton

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/64 BLADIN STREET LAVERTON VIC 3028	\$610,000	01-Aug-24
1/18 WACKETT STREET LAVERTON VIC 3028	\$600,000	19-Dec-24
1/44 MAHER ROAD LAVERTON VIC 3028	\$630,000	01-May-24

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 January 2025



**2/64 BLADIN STREET LAVERTON
VIC 3028**

3 2 2

Sold Price

\$610,000

Sold Date **01-Aug-24**

Distance **0.99km**



**1/18 WACKETT STREET LAVERTON
VIC 3028**

3 2 1

Sold Price

^{RS} **\$600,000**

Sold Date **19-Dec-24**

Distance **0.8km**



**1/44 MAHER ROAD LAVERTON VIC
3028**

3 2 2

Sold Price

\$630,000

Sold Date **01-May-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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