

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

15 Balmoral Street, Laverton Vic 3028

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$577,500 Property Type House Suburb Laverton

Period - From 01/04/2024 to 30/06/2024 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	47 Grace St.S ALTONA MEADOWS 3028	\$585,000	24/08/2024
2	49 Donald St.S ALTONA MEADOWS 3028	\$570,000	19/04/2024
3	5 Bruce St LAVERTON 3028	\$550,000	11/04/2024

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.~~

This Statement of Information was prepared on: 10 December 2024

15 Balmoral Street, Laverton Vic 3028

Tony Gerace
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Property Type: Other (All Types)
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
June quarter 2024: \$577,500

Comparable Properties



47 Grace St.S ALTONA MEADOWS 3028
(REI/VG)

Agent Comments



Price: \$585,000
Method: Sold Before Auction
Date: 24/08/2024
Property Type: House (Res)
Land Size: 502 sqm approx



49 Donald St.S ALTONA MEADOWS 3028
(REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 464 sqm approx



5 Bruce St LAVERTON 3028 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 480 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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