## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$577,500	Pro	operty Type	Hous	se		Suburb	Laverton
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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







**Property Type:** Other (All Types) **Land Size:** 464 sqm approx Agent Comments Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

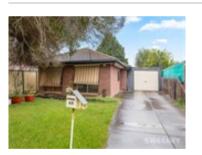
> Indicative Selling Price \$500,000 - \$550,000 Median House Price June quarter 2024: \$577,500

# **Comparable Properties**



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





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)



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

Agent Comments

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



propertydata

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