

STATEMENT OF INFORMATION

13 WOODS STREET, LAVERTON, VIC 3028 PREPARED BY TAHER EL-RAFIHI, HUNTERFRENCH REAL ESTATE

hunter french

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 WOODS STREET, LAVERTON, VIC 3028 🕮 2 🕒 1 🚓 1

Indicative Selling Price

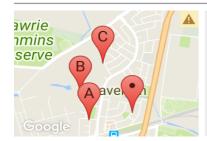
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

590,000 to 640,000

Provided by: Taher El-Rafihi, Hunterfrench Real Estate

MEDIAN SALE PRICE



LAVERTON, VIC, 3028

Suburb Median Sale Price (House)

\$563,750

01 October 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2 GOBLE ST, LAVERTON, VIC 3028







Sale Price

\$656,000

Sale Date: 28/10/2017

Distance from Property: 575m





48 ULM ST, LAVERTON, VIC 3028







Sale Price

\$631,000

Sale Date: 16/09/2017

Distance from Property: 738m





40 WACKETT ST, LAVERTON, VIC 3028







Sale Price

\$610,000

Sale Date: 08/12/2017

Distance from Property: 806m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 WOODS STREET, LAVERTON, VIC 3028
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Indicative selling price

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

Price Range: 600,000 to 660,000

Median sale price

Median price	\$563,750	House	X	Unit		Suburb	LAVERTON
Period	01 October 2017 to 31 December 2017			Sourc	ре	P	ricefinder

Comparable property sales

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
2 GOBLE ST, LAVERTON, VIC 3028	\$656,000	28/10/2017
48 ULM ST, LAVERTON, VIC 3028	\$631,000	16/09/2017
40 WACKETT ST, LAVERTON, VIC 3028	\$610,000	08/12/2017