

STATEMENT OF INFORMATION

13 WOODS STREET, LAVERTON, VIC 3028

PREPARED BY TAHER EL-RAFIHI, HUNTERFRENCH REAL ESTATE

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: 

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

 3  1  4

Sale Price

\$656,000

Sale Date: 28/10/2017

Distance from Property: 575m



48 ULM ST, LAVERTON, VIC 3028

 3  1  2

Sale Price

\$631,000

Sale Date: 16/09/2017

Distance from Property: 738m



40 WACKETT ST, LAVERTON, VIC 3028

 3  1  2

Sale Price

\$610,000

Sale Date: 08/12/2017

Distance from Property: 806m



This report has been compiled on 16/02/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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

Source



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