

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

20 ULM 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

\$599,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

3 COBBY STREET LAVERTON VIC 3028	600sqm	\$615,000	23-Dec-24
58 WACKETT STREET LAVERTON VIC 3028	620sqm	\$600,000	26-Oct-24
7 SNOWDEN STREET LAVERTON VIC 3028	625sqm	\$606,000	04-Aug-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: 07 January 2025



3 COBBY STREET LAVERTON VIC 3028

 3  1  2

Sold Price

^{RS} **\$615,000**

Sold Date **23-Dec-24**

Distance **0.18km**



58 WACKETT STREET LAVERTON VIC 3028

 3  1  1

Sold Price

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

Sold Date **26-Oct-24**

Distance **0.41km**



7 SNOWDEN STREET LAVERTON VIC 3028

 3  1  2

Sold Price

\$606,000

Sold Date **04-Aug-24**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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