



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Burton Avenue,
LAVERTON 3028

House


3 beds


2 baths


1 parking

Indicative selling price

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

**Range from \$500,000 -
\$550,000**

Median sale price

Median **House** for **LAVERTON** for period **Jan 2017 - Sep 2017**
Sourced from **Pricefinder**.

\$530,000

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 the most comparable to the property for sale.

1/22 Williams Road,
Laverton 3028

Price \$525,000 Sold 29 May 2017

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 is far bigger, in a better location with no body corporate so therefore it cannot be comparable with any townhouses or units in the area and is not comparable to homes on larger blocks that are not as new. I have only included 1/22 Williams Road, Laverton because its similar proximity.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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