

## 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

2/1D Wackett Street Laverton VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Laverton

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/1D Wackett Street Laverton VIC 3028	\$440,000	30-Nov-20
3/31 Heffernan Street Laverton VIC 3028	\$420,000	29-Sep-20
2/12A Grace Street Laverton VIC 3028	\$425,000	23-Mar-21

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: 08 July 2021

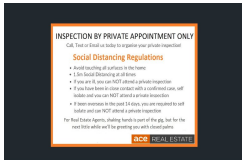


**1/1D Wackett Street Laverton VIC 3028**

Sold Price **\$440,000** Sold Date **30-Nov-20**

 2  1  1

Distance **0.01km**



**3/31 Heffernan Street Laverton VIC 3028**

Sold Price **\$420,000** Sold Date **29-Sep-20**

 2  1  1

Distance **1.39km**



**2/12A Grace Street Laverton VIC 3028**

Sold Price **\$425,000** Sold Date **23-Mar-21**

 2  1  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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