

## 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

11 Williams Road 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

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2018

to

31 Oct 2019

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

6 Watts Street Laverton VIC 3028	\$590,000	19-Jun-19
17 Woods Street Laverton VIC 3028	\$612,000	01-May-19
25 Woods Street Laverton VIC 3028	\$580,000	11-Aug-19

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: 01 November 2019


**6 Watts Street Laverton VIC 3028**

Sold Price

**\$590,000**

Sold Date

**19-Jun-19**


Distance

**0.05km**

**17 Woods Street Laverton VIC 3028**

Sold Price

**\$612,000**

Sold Date

**01-May-19**


Distance

**0.19km**

**25 Woods Street Laverton VIC 3028**

Sold Price

**\$580,000**

Sold Date

**11-Aug-19**


Distance

**0.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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