

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 44A Cole Street, Laverton-3028

Indicative selling price

Single price

or range between \$550,000

&

\$600,000

Median sale price

Median price

\$ 678,000

*House

X

*Unit

Suburb

Laverton

Period - From

Jan 2022

to

Mar 2022

Source

Price Finder

Comparable property sales

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

Unit One

Price

Date of sale

2/44 Ulm St, Laverton	\$655,000	09/03/2022
3/53 Railway Ave, Laverton	\$640,000	21/12/2021
2A Grace Street, Laverton	\$632,500	11/12/2021