

STATEMENT OF INFORMATION

2/5 ALLEN STREET, LAVERTON, VIC 3028

PREPARED BY TAHER EL-RAFIHI, HUNTERFRENCH REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/5 ALLEN STREET, LAVERTON, VIC 3028  2  2  1

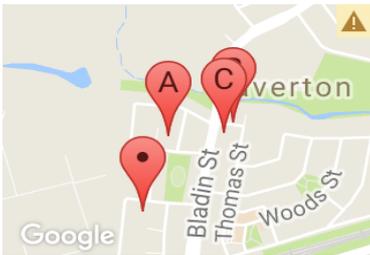
Indicative Selling Price

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

Price Range: **420,000 to 450,000**

Provided by: Taher El-Rafihi, Hunterfrench Real Estate

MEDIAN SALE PRICE



LAVERTON, VIC, 3028

Suburb Median Sale Price (Unit)

\$442,500

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



2/8 KINGSFORD ST, LAVERTON, VIC 3028  2  2  1

Sale Price

***\$390,000**

Sale Date: 15/09/2017

Distance from Property: 283m



1/4 ULM ST, LAVERTON, VIC 3028  2  2  1

Sale Price

***\$357,000**

Sale Date: 15/09/2017

Distance from Property: 436m



2/103 BLADIN ST, LAVERTON, VIC 3028  2  2  2

Sale Price

Price Withheld

Sale Date: 27/10/2017

Distance from Property: 386m



This report has been compiled on 17/01/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/5 ALLEN STREET, LAVERTON, VIC 3028

Indicative selling price

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

Price Range: 420,000 to 450,000

Median sale price

Median price \$442,500

House

Unit

X

Suburb

LAVERTON

Period 01 July 2017 to 31 December 2017

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/8 KINGSFORD ST, LAVERTON, VIC 3028	*\$390,000	15/09/2017
1/4 ULM ST, LAVERTON, VIC 3028	*\$357,000	15/09/2017
2/103 BLADIN ST, LAVERTON, VIC 3028	Price Withheld	27/10/2017