

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/149 ALMA AVENUE, LAVERTON, VIC

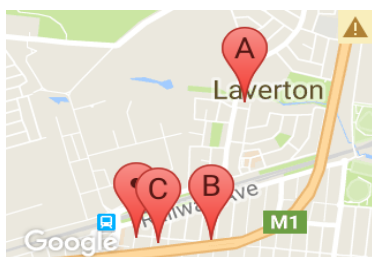
 2  1  1

Indicative Selling Price

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

Price Range: \$290,000 to \$315,000

MEDIAN SALE PRICE



LAVERTON, VIC, 3028

Suburb Median Sale Price (Unit)

\$400,000

01 January 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.



2/4 ULM ST, LAVERTON, VIC 3028

 2  2  1

Sale Price

\$357,000

Sale Date: 11/08/2017

Distance from Property: 1.2km



5/36 DONALD ST, LAVERTON, VIC 3028

 3  1  1

Sale Price

\$380,000

Sale Date: 03/08/2017

Distance from Property: 484m



5/133 ALMA AVE, LAVERTON, VIC 3028

 1  1  1

Sale Price

\$255,000

Sale Date: 19/09/2017

Distance from Property: 147m



This report has been compiled on 18/01/2018 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

1/149 ALMA AVENUE, LAVERTON, VIC 3028

Indicative selling price

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

Price Range:

\$290,000 to \$315,000

Median sale price

Median price

\$400,000

House

Unit

X


Suburb

LAVERTON

Period

01 January 2017 to 31 December 2017

Source



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
2/4 ULM ST, LAVERTON, VIC 3028	\$357,000	11/08/2017
5/36 DONALD ST, LAVERTON, VIC 3028	\$380,000	03/08/2017
5/133 ALMA AVE, LAVERTON, VIC 3028	\$255,000	19/09/2017