

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

7 CROPLEY CRESCENT LAVERTON VIC 3028

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Laverton

Period-from

01 May 2022

to

30 Apr 2023

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

7 BRIGGS STREET LAVERTON VIC 3028	\$650,000	24-Feb-23

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.

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James Antonio
P 9741 7777
M 0401 889 248
E jantonio@ypa.com.au



**7 BRIGGS STREET LAVERTON VIC
3028**

Sold Price

\$650,000

Sold Date

24-Feb-23

4 2 3

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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