

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

40 Epsom Street, Laverton Vic 3028

Indicative selling price

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

Single price

\$460,000

Median sale price

Median price

\$572,500

House

X

Unit

Suburb

Laverton

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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 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
1	26 High St LAVERTON 3028	\$520,000	28/12/2018
2	26 Donald St LAVERTON 3028	\$507,500	12/04/2019
3	19 Grace St LAVERTON 3028	\$440,000	14/12/2018

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 six months.

40 Epsom Street, Laverton Vic 3028



 3  1 

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$460,000

Median House Price
Year ending March 2019: \$572,500

Comparable Properties

26 High St LAVERTON 3028 (VG)

Agent Comments

 2  -  -

Price: \$520,000
Method: Sale
Date: 28/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 501 sqm approx



26 Donald St LAVERTON 3028 (REI)

Agent Comments

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Price: \$507,500
Method: Private Sale
Date: 12/04/2019
Rooms: 4
Property Type: House

19 Grace St LAVERTON 3028 (VG)

Agent Comments

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Price: \$440,000
Method: Sale
Date: 14/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 479 sqm approx