

## 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

24 GRACE STREET LAVERTON VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Laverton

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 FITZROY STREET LAVERTON VIC 3028	\$760,000	10-May-24
53 DONALD STREET SOUTH ALTONA MEADOWS VIC 3028	\$755,000	25-May-24
84 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028	\$725,000	20-Jun-24

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.~~

This Statement of Information was prepared on: 09 January 2025



**3 FITZROY STREET LAVERTON VIC 3028** Sold Price

**\$760,000** Sold Date **10-May-24**

 4  2  -

Distance **0.11km**



**53 DONALD STREET SOUTH ALTONA MEADOWS VIC 3028**

Sold Price

**\$755,000** Sold Date **25-May-24**

 3  2  3

Distance **0.42km**



**84 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028**

Sold Price

**\$725,000** Sold Date **20-Jun-24**

 4  1  2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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