

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

2/4 ALLEN STREET 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Laverton

Period-from

01 Jun 2021

to

31 May 2022

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

2/44 ULM STREET LAVERTON VIC 3028	\$655,000	28-Jan-22
1 TARRAN STREET LAVERTON VIC 3028	\$780,000	30-Jun-21
15 OLD GEELONG ROAD LAVERTON VIC 3028	\$747,500	16-Apr-21

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: 07 June 2022



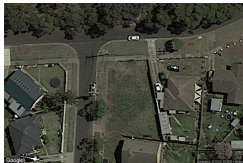
2/44 ULM STREET LAVERTON VIC 3028 Sold Price **\$655,000** Sold Date **28-Jan-22**

 3  -  - Distance -



1 TARRAN STREET LAVERTON VIC 3028 Sold Price **\$780,000** Sold Date **30-Jun-21**

 4  3  3 Distance -



15 OLD GEELONG ROAD LAVERTON VIC 3028 Sold Price **\$747,500** Sold Date **16-Apr-21**

 4  3  3 Distance -

RS = Recent sale **UN** = Undisclosed Sale

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