

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 CHARLESWORTH 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

\$800,000

&

\$880,000

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

6 CAMPBELL STREET LAVERTON VIC 3028	\$830,000	26-Jul-24
3 FITZROY STREET LAVERTON VIC 3028	\$760,000	10-May-24
23 HAKEA COURT ALTONA MEADOWS VIC 3028	\$820,000	21-Apr-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.~~

This Statement of Information was prepared on: 09 January 2025



6 CAMPBELL STREET LAVERTON VIC 3028

4 2 2

Sold Price

\$830,000

Sold Date

26-Jul-24

Distance

0.56km



3 FITZROY STREET LAVERTON VIC 3028

4 2 -

Sold Price

\$760,000

Sold Date

10-May-24

Distance

0.72km



23 HAKEA COURT ALTONA MEADOWS VIC 3028

3 1 2

Sold Price

\$820,000

Sold Date

21-Apr-23

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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