

## 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

2/118 BLADIN 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

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Laverton

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/14 THOMAS STREET LAVERTON VIC 3028	\$450,000	06-Jun-24
2/1 SNOWDEN STREET LAVERTON VIC 3028	\$466,000	09-Nov-24
3/13 ISAACS STREET LAVERTON VIC 3028	\$465,000	25-Mar-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: 18 February 2025



**2/14 THOMAS STREET LAVERTON  
VIC 3028**

 3  1  1

Sold Price

**\$450,000**

Sold Date

**06-Jun-24**

Distance

**0.39km**



**2/1 SNOWDEN STREET LAVERTON  
VIC 3028**

 3  1  1

Sold Price

**\$466,000**

Sold Date

**09-Nov-24**

Distance

**0.4km**



**3/13 ISAACS STREET LAVERTON  
VIC 3028**

 2  1  1

Sold Price

**\$465,000**

Sold Date

**25-Mar-24**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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