

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 COBBY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Laverton

Period-from

01 Nov 2023

to

31 Oct 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

2/64 BLADIN STREET LAVERTON VIC 3028	\$610,000	30-Aug-24
1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-24
1/44 MAHER ROAD LAVERTON VIC 3028	\$630,000	01-May-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 November 2024



2/64 BLADIN STREET LAVERTON VIC 3028

Sold Price

^{RS}

\$610,000

Sold Date **30-Aug-24**

 3  2  2

Distance **0.96km**



1/4 COBBY STREET LAVERTON VIC 3028

Sold Price

\$600,000

Sold Date **08-May-24**

 3  2  1

Distance **0.02km**



1/44 MAHER ROAD LAVERTON VIC 3028

Sold Price

\$630,000

Sold Date **01-May-24**

 3  2  2

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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