

## 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 BURTON AVENUE 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Sep 2023

to

31 Aug 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

2/21 HEFFERNAN STREET LAVERTON VIC 3028	\$600,000	05-Sep-24
1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-24
32A TYQUIN STREET LAVERTON VIC 3028	\$610,000	17-Apr-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: 16 September 2024

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## 2/21 HEFFERNAN STREET LAVERTON VIC 3028

3 2 1

Sold Price <sup>RS</sup> **\$600,000** Sold Date **05-Sep-24**

Distance **0.68km**



## 1/4 COBBY STREET LAVERTON VIC 3028

3 2 1

Sold Price **\$600,000** Sold Date **08-May-24**

Distance **0.73km**



## 32A TYQUIN STREET LAVERTON VIC 3028

3 2 2

Sold Price **\$610,000** Sold Date **17-Apr-24**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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