

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

2/25 HENDERSON 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

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

3/25 OLD GEELONG ROAD LAVERTON VIC 3028	\$512,500	17-Jul-24
2/31 SNOWDEN STREET LAVERTON VIC 3028	\$516,000	08-Jul-24
2/151 BLADIN STREET LAVERTON VIC 3028	\$520,000	08-Oct-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: 17 January 2025



**3/25 OLD GEELONG ROAD
LAVERTON VIC 3028**

2 1 1

Sold Price **\$512,500** Sold Date **17-Jul-24**

Distance **0.2km**



**2/31 SNOWDEN STREET
LAVERTON VIC 3028**

2 1 1

Sold Price **\$516,000** Sold Date **08-Jul-24**

Distance **0.9km**



**2/151 BLADIN STREET LAVERTON
VIC 3028**

2 1 1

Sold Price **\$520,000** Sold Date **08-Oct-24**

Distance **1.71km**

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

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