

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

3/1D WACKETT 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Laverton

Period-from

01 Feb 2022

to

31 Jan 2023

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

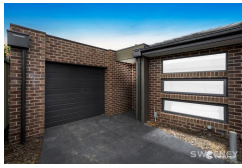
Date of sale

3/32 WRIGHT STREET LAVERTON VIC 3028	\$485,000	05-Feb-22
1/6 BURKE COURT LAVERTON VIC 3028	\$475,000	01-Apr-22
18B CROWN STREET LAVERTON VIC 3028	\$470,000	30-May-22

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: 20 February 2023


**3/32 WRIGHT STREET LAVERTON
VIC 3028**

Sold Price

\$485,000

Sold Date

05-Feb-22
 2

 1

 1

Distance

1.07km

**1/6 BURKE COURT LAVERTON VIC
3028**

Sold Price

\$475,000

Sold Date

01-Apr-22
 2

 1

 1

Distance

1.22km

**18B CROWN STREET LAVERTON
VIC 3028**

Sold Price

\$470,000

Sold Date

30-May-22
 2

 1

 1

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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