

## 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

124 Tyquin 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 21 Eades Street Laverton VIC 3028        | \$575,000 | 20-Oct-21 |
| 19 Charlesworth Street Laverton VIC 3028 | \$530,000 | 15-Jul-21 |
| 22 Cole Street Laverton VIC 3028         | \$540,000 | 30-Sep-21 |

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: 09 November 2021

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**21 Eades Street Laverton VIC 3028**

Sold Price

<sup>RS</sup> **\$575,000** <sup>UN</sup>

Sold Date

**20-Oct-21**

 3  1  2

Distance

**0.1km**



**19 Charlesworth Street Laverton VIC 3028**

Sold Price

**\$530,000**

Sold Date

**15-Jul-21**

 3  1  2

Distance

**0.43km**



**22 Cole Street Laverton VIC 3028**

Sold Price

**\$540,000**

Sold Date

**30-Sep-21**

 3  1  4

Distance

**0.66km**

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

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