

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

1/12 SUMERS 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Laverton

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/18 WACKETT STREET LAVERTON VIC 3028	\$600,000	28-Nov-24
1/37 WILLIAMS ROAD LAVERTON VIC 3028	\$590,000	07-Mar-25
2/23 SUMERS STREET LAVERTON VIC 3028	\$590,000	30-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: 11 March 2025



**1/18 WACKETT STREET LAVERTON
VIC 3028**

3 2 1

Sold Price

\$600,000

Sold Date

28-Nov-24

Distance

0.79km



**1/37 WILLIAMS ROAD LAVERTON
VIC 3028**

3 2 1

Sold Price

^{RS} **\$590,000**

Sold Date

07-Mar-25

Distance

0.73km



**2/23 SUMERS STREET LAVERTON
VIC 3028**

3 2 1

Sold Price

\$590,000

Sold Date

30-Oct-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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