

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

1/14 THOMAS 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

\$581,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2023

to

31 Oct 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

1/20 BARWISE STREET LAVERTON VIC 3028	\$506,000	19-Sep-24
1/7 CARTLEDGE STREET LAVERTON VIC 3028	\$470,000	12-Jun-24
1A JAMISON STREET LAVERTON VIC 3028	\$511,000	15-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: 06 November 2024



1/20 BARWISE STREET LAVERTON VIC 3028

3 1 2

Sold Price

^{RS} **\$506,000**

Sold Date

19-Sep-24

Distance

0.82km



1/7 CARTLEDGE STREET LAVERTON VIC 3028

3 1 1

Sold Price

^{RS} **\$470,000**

Sold Date

12-Jun-24

Distance

0.22km



1A JAMISON STREET LAVERTON VIC 3028

3 1 1

Sold Price

\$511,000

Sold Date

15-Apr-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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