

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

1/63 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,450

Property type

Unit

Suburb

Laverton

Period-from

01 Apr 2024

to

31 Mar 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 |
| 11 ORR COURT LAVERTON VIC 3028 | \$617,500 | 21-Apr-25 |
| 2/25 THOMSON AVENUE LAVERTON VIC 3028 | \$606,000 | 22-Apr-25 |

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: 28 April 2025



1/18 WACKETT STREET LAVERTON VIC 3028 Sold Price **\$600,000** Sold Date **28-Nov-24**

3 2 1

Distance **0.33km**



11 ORR COURT LAVERTON VIC 3028 Sold Price ^{RS} **\$617,500** Sold Date **21-Apr-25**

3 2 1

Distance **0.43km**



2/25 THOMSON AVENUE LAVERTON VIC 3028 Sold Price ^{RS} **\$606,000** Sold Date **22-Apr-25**

3 3 2

Distance **0.62km**

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

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