

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

1/7-9 HEFFERNAN 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

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Laverton

Period-from

01 Jul 2024

to

30 Jun 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

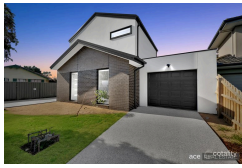
Date of sale

| | | |
|---------------------------------------|-----------|-----------|
| 1/12 SUMERS STREET LAVERTON VIC 3028 | \$590,000 | 13-May-25 |
| 1/37 WILLIAMS ROAD LAVERTON VIC 3028 | \$590,000 | 26-Feb-25 |
| 1/63 WACKETT STREET LAVERTON VIC 3028 | \$612,500 | 10-Jun-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: 15 July 2025



1/12 SUMERS STREET LAVERTON VIC 3028

3 2 1

Sold Price

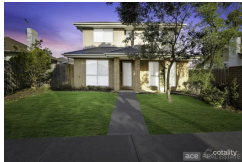
^{RS} **\$590,000**

Sold Date

13-May-25

Distance

0.27km



1/37 WILLIAMS ROAD LAVERTON VIC 3028

3 2 1

Sold Price

\$590,000

Sold Date

26-Feb-25

Distance

0.76km



1/63 WACKETT STREET LAVERTON VIC 3028

3 2 1

Sold Price

^{RS} **\$612,500**

Sold Date

10-Jun-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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