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	2 BURTON AVENUE 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	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Laverton
Period-from	01 Feb 2024	to	31 Jan 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
2/21 HEFFERNAN STREET LAVERTON VIC 3028	$600,000	21-Aug-24
1/4 COBBY STREET LAVERTON VIC 3028	$600,000	08-May-24
1/18 WACKETT STREET LAVERTON VIC 3028	$600,000	28-Nov-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.~~

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2/21 HEFFERNAN STREET LAVERTON VIC 3028

3 2 2

Sold Price **$600,000** Sold Date **21-Aug-24**

Distance **0.68km**

1/4 COBBY STREET LAVERTON VIC 3028

3 2 1

Sold Price Sold Date **08-May-24**

Distance **0.73km**

1/18 WACKETT STREET LAVERTON VIC 3028

3 2 1

Sold Price Sold Date **28-Nov-24**

Distance **1.06km**

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

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