

## 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

3/14 BRIGGS STREET LAVERTON VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$559,000

&

\$599,000

### 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
14A HILLMAN STREET LAVERTON VIC 3028	\$605,000	13-Jan-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: 25 March 2025



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

Sold Price

**\$600,000**

Sold Date

**28-Nov-24**



3



2



1

Distance

**0.68km**



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

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**07-Mar-25**



3



2



1

Distance

**1.03km**



**14A HILLMAN STREET LAVERTON  
VIC 3028**

Sold Price

<sup>RS</sup>

**\$605,000**

Sold Date

**13-Jan-25**



3



2



1

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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