

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

3/64 BLADIN 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

Unit

Suburb

Laverton

Period-from

01 Jan 2024

to

31 Dec 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

2/64 BLADIN STREET LAVERTON VIC 3028	\$610,000	01-Aug-24
1/18 WACKETT STREET LAVERTON VIC 3028	\$600,000	19-Dec-24
1/4 COBBY STREET LAVERTON VIC 3028	\$600,000	08-May-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: 09 January 2025



2/64 BLADIN STREET LAVERTON VIC 3028

Sold Price

\$610,000

Sold Date

01-Aug-24



3



2



2

Distance

0.04km



1/18 WACKETT STREET LAVERTON VIC 3028

Sold Price

^{RS} **\$600,000**

Sold Date

19-Dec-24



3



2



1

Distance

0.44km



1/4 COBBY STREET LAVERTON VIC 3028

Sold Price

\$600,000

Sold Date

08-May-24



3



2



1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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