

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

55 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

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Laverton

Period-from

01 May 2022

to

30 Apr 2023

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

13 CRESWICK STREET LAVERTON VIC 3028	\$535,000	10-May-23
2 SNOWDEN STREET LAVERTON VIC 3028	\$540,000	23-Feb-23
2 HICKEY STREET LAVERTON VIC 3028	\$550,000	03-May-23

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: 24 July 2023



13 CRESWICK STREET LAVERTON VIC 3028

Sold Price

RS

\$535,000

Sold Date

10-May-23



3



1



3

Distance

0.31km



2 SNOWDEN STREET LAVERTON VIC 3028

Sold Price

\$540,000

Sold Date

23-Feb-23



3



1



2

Distance

0.24km



2 HICKEY STREET LAVERTON VIC 3028

Sold Price

RS

\$550,000

Sold Date

03-May-23



3



1



1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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