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 107 Railway Avenue, Laverton Vic 3028											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$1,600,000			&		\$1,700,000						
Median sale price											
Median p	rice \$570,000	Pr	Property Type Hous		e	Su		urb	Laverton		
Period - From 01/04/2023		to	31/03/2024		Source REIV		1				
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 six- months that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property								Pr	ice	Date of sale	
1											
2											
3											
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 six months.											
This Statement of Information was prepared on:									23/04/2024 12:40		

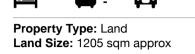


McGrath

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Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending March 2024: \$570,000





Agent Comments

Comparable Properties

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 six months.

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