

## 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

123 BLADIN STREET LAVERTON VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$630,000

### 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

6 WILLIAMS ROAD LAVERTON VIC 3028	\$600,000	10-May-23
55 RAILWAY AVENUE LAVERTON VIC 3028	\$600,000	01-May-23
12 WOODS STREET LAVERTON VIC 3028	\$650,000	23-Feb-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: 31 May 2023

**6 WILLIAMS ROAD LAVERTON VIC 3028**

Sold Price

RS **\$600,000** UNSold Date **10-May-23**3  1  2 Distance **0.47km****55 RAILWAY AVENUE LAVERTON VIC 3028**

Sold Price

RS **\$600,000** UNSold Date **01-May-23**3  1  3 Distance **0.44km****12 WOODS STREET LAVERTON VIC 3028**

Sold Price

**\$650,000**Sold Date **23-Feb-23**6  2  2 Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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