

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

2/17 WOODS 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
1/1E WACKETT STREET LAVERTON VIC 3028	\$625,000	14-Feb-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.

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**MONARCH
REALTY**

Rajeev Mehta

P 03 7067 5217

M 0430 126 563

E rajeev@monarchrealty.com.au



1/1E WACKETT STREET LAVERTON VIC 3028 Sold Price

^{RS} **\$625,000** Sold Date **14-Feb-24**

3 2 1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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