

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

2/6 COBBY 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Laverton

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|---------------------------------------|-----------|-----------|
| 3/52 MAHER ROAD LAVERTON VIC 3028 | \$610,000 | 29-Nov-23 |
| 69 BLADIN STREET LAVERTON VIC 3028 | \$595,000 | 19-Sep-23 |
| 42 ARMSTRONG STREET LAVERTON VIC 3028 | \$625,000 | 18-Jan-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: 14 March 2024

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3/52 MAHER ROAD LAVERTON VIC 3028 Sold Price **\$610,000** Sold Date **29-Nov-23**
Distance **0.55km**
3 2 2



69 BLADIN STREET LAVERTON VIC 3028 Sold Price **\$595,000** Sold Date **19-Sep-23**
Distance **0.87km**
3 2 2



42 ARMSTRONG STREET LAVERTON VIC 3028 Sold Price **\$625,000** Sold Date **18-Jan-24**
Distance **0.45km**
3 2 2

RS = Recent sale UN = Undisclosed Sale

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