

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

4/63 WACKETT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Laverton

Period-from

01 Sep 2022

to

31 Aug 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

69 BLADIN STREET LAVERTON VIC 3028	\$620,000	11-Jul-23
1/44 ULM STREET LAVERTON VIC 3028	\$590,000	15-Sep-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: 26 September 2023

**69 BLADIN STREET LAVERTON VIC 3028** Sold Price **\$620,000** Sold Date **11-Jul-23**

3 2 2

Distance **0.39km****1/44 ULM STREET LAVERTON VIC 3028** Sold Price ^{RS} **\$590,000** Sold Date **15-Sep-23**

3 2 2

Distance **0.42km****RS** = Recent sale **UN** = Undisclosed Sale

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