

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 40 Whittaker Avenue, Laverton Vic 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$580,000 Property Type House Suburb Laverton

Period - From 01/07/2022 to 30/06/2023 Source REIV

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	Price	Date of sale
1	14 Cobby St LAVERTON 3028	\$590,000	23/08/2023
2	35 Woods St LAVERTON 3028	\$580,000	19/07/2023
3	17 Whittaker Av LAVERTON 3028	\$550,000	27/06/2023

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.~~

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Indicative Selling Price

\$520,000 - \$550,000

Median House Price

Year ending June 2023: \$580,000



Property Type:

Agent Comments

Comparable Properties



14 Cobby St LAVERTON 3028 (REI)



Agent Comments

Approx 602m2 land

Price: \$590,000

Method: Private Sale

Date: 23/08/2023

Property Type: House



35 Woods St LAVERTON 3028 (REI)



Agent Comments

Approx 602m2 land

Price: \$580,000

Method: Private Sale

Date: 19/07/2023

Property Type: House



17 Whittaker Av LAVERTON 3028 (REI)



Agent Comments

Approx 584m2 land

Price: \$550,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

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