

## 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

41 THOMSON AVENUE 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

\$499,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Jun 2023

to

31 May 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

2 BLADIN STREET LAVERTON VIC 3028	535000	29-Mar-24
2 CHIRNSIDE CRESCENT LAVERTON VIC 3028	550000	06-Apr-24
31 COLE STREET LAVERTON VIC 3028	542500	30-Dec-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: 13 June 2024



**2 BLADIN STREET LAVERTON VIC 3028**

Sold Price

**535000**

Sold Date **29-Mar-24**

3 1 1

Distance **0.37km**



**2 CHIRNSIDE CRESCENT LAVERTON VIC 3028**

Sold Price

<sup>RS</sup>

**550000**

Sold Date **06-Apr-24**

3 1 2

Distance **0.18km**



**31 COLE STREET LAVERTON VIC 3028**

Sold Price

**542500**

Sold Date **30-Dec-23**

3 1 2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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