## Statement of Information

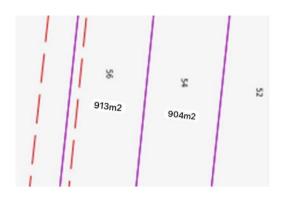
## Single residential property located in the Melbourne metropolitan area

		Section 4/AF of	tine Estate Aç	jents Act 1980	
Property offered for sale					
Address Including suburb and postcode	luding suburb and				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$1,700,000	&	\$1,870,000			
Median sale price*					
Median price	Property Type	Sub	urb Altona Mead	dows	
Period - From to	0	Source			
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	
1 107 Railway Av LAVERTON 3028			\$1,606,000	15/11/2022	
2 2 Fitzroy St LAVERTON 3028			\$910,000	28/06/2023	
3 2-4 Fitzroy St LAVERTON 3028			\$910,000	10/07/2023	
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.					
This Statement of Information was prepared on: 27/03/2024 10:22					
* When this Statement of Information was prepared, publicly available information providing median sale					



prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: Land Land Size: 920 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,700,000 - \$1,870,000 No median price available

## Comparable Properties



107 Railway Av LAVERTON 3028 (VG)





Price: \$1,606,000 Method: Sale Date: 15/11/2022 Property Type: Land

Land Size: 1205 sqm approx

**Agent Comments** 

2 Fitzroy St LAVERTON 3028 (VG)

**=** 3



Agent Comments

Price: \$910,000 Method: Sale Date: 28/06/2023 Property Type: Land Land Size: 928 sqm approx



2-4 Fitzroy St LAVERTON 3028 (REI)





Price: \$910.000 Method: Private Sale Date: 10/07/2023 Property Type: Land Land Size: 929 sqm approx Agent Comments

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