

## 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

58 WACKETT STREET 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

\$670,000

&

\$720,000

### 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 24 WACKETT STREET LAVERTON VIC 3028 | \$660,000 | 30-Apr-24 |
| 147 BLADIN STREET LAVERTON VIC 3028 | \$658,000 | 11-Jun-24 |
| 56 MAHER ROAD LAVERTON VIC 3028     | \$748,000 | 03-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: 18 June 2024



**24 WACKETT STREET LAVERTON  
VIC 3028**

4 1 2

Sold Price **\$660,000** Sold Date **30-Apr-24**

Distance **0.22km**



**147 BLADIN STREET LAVERTON  
VIC 3028**

4 2 1

Sold Price <sup>RS</sup> **\$658,000** Sold Date **11-Jun-24**

Distance **0.84km**



**56 MAHER ROAD LAVERTON VIC  
3028**

3 1 -

Sold Price **\$748,000** Sold Date **03-Dec-23**

Distance **0.99km**

RS = Recent sale      UN = Undisclosed Sale

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