

# 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

8 Heffernan 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)

Range between **\$610,000** & **\$650,000**

### Median sale price

Median price **\$570,000** Property Type **House** Suburb **Laverton**

Period - From **01/04/2023** to **31/03/2024** 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	12 Heffernan St LAVERTON 3028	\$600,000	27/04/2024
2	32 Heffernan St LAVERTON 3028	\$600,000	24/01/2024
3	160 Bladin St LAVERTON 3028	\$555,000	15/01/2024

**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:

31/05/2024 16:30

8 Heffernan Street, Laverton Vic 3028



 3  - 

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 604 sqm approx

[Agent Comments](#)

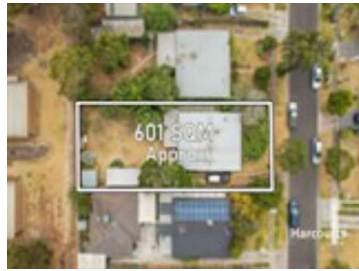
**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

Year ending March 2024: \$570,000

## Comparable Properties



**12 Heffernan St LAVERTON 3028 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 601 sqm approx



**32 Heffernan St LAVERTON 3028 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House

**Land Size:** 704 sqm approx



**160 Bladin St LAVERTON 3028 (REI)**

[Agent Comments](#)

 3  1  -

**Price:** \$555,000

**Method:** Private Sale

**Date:** 15/01/2024

**Property Type:** House

**Land Size:** 605 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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