

## 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

1 BALMORAL 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

\$590,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Laverton

Period-from

01 Jul 2023

to

30 Jun 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

5 BRUCE STREET LAVERTON VIC 3028	\$550,000	02-Apr-24
19 BRUCE STREET LAVERTON VIC 3028	\$655,000	03-Apr-24
11 TALBOT STREET ALTONA MEADOWS VIC 3028	\$605,000	22-Jun-24

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: 03 July 2024



**5 BRUCE STREET LAVERTON VIC 3028**

3 1 -

Sold Price

**\$550,000**

Sold Date **02-Apr-24**

Distance **0.09km**



**19 BRUCE STREET LAVERTON VIC 3028**

3 1 2

Sold Price

**\$655,000**

Sold Date **03-Apr-24**

Distance **0.12km**



**11 TALBOT STREET ALTONA MEADOWS VIC 3028**

3 1 -

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **22-Jun-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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