

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

3/3 TYQUIN STREET LAVERTON VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Laverton

Period-from

01 Nov 2023

to

31 Oct 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

2/20 SWINBURNE COURT TRUGANINA VIC 3029	\$457,000	18-Sep-24
3/59 RAILWAY AVENUE LAVERTON VIC 3028	\$510,000	11-Nov-24
30 CAMERON AVENUE ALTONA MEADOWS VIC 3028	\$500,000	14-Oct-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: 26 November 2024



**2/20 SWINBURNE COURT
TRUGANINA VIC 3029**

3 1 1

Sold Price **\$457,000** Sold Date **18-Sep-24**

Distance **4.78km**



**3/59 RAILWAY AVENUE
LAVERTON VIC 3028**

3 1 1

Sold Price ^{RS} **\$510,000** Sold Date **11-Nov-24**

Distance **2.09km**



**30 CAMERON AVENUE ALTONA
MEADOWS VIC 3028**

3 1 1

Sold Price **\$500,000** Sold Date **14-Oct-24**

Distance **2.4km**

RS = Recent sale UN = Undisclosed Sale

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