

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$522,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

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

2/14 THOMAS STREET LAVERTON VIC 3028	\$450,000	26-Jun-24
3/13 ISAACS STREET LAVERTON VIC 3028	\$465,000	25-Mar-24
32A TYQUIN STREET LAVERTON VIC 3028	\$610,000	17-Apr-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: 16 July 2024



**2/14 THOMAS STREET LAVERTON  
VIC 3028**

2 1 1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **26-Jun-24**

Distance **1.69km**



**3/13 ISAACS STREET LAVERTON  
VIC 3028**

2 1 1

Sold Price

**\$465,000**

Sold Date **25-Mar-24**

Distance **0.91km**



**32A TYQUIN STREET LAVERTON  
VIC 3028**

3 2 2

Sold Price

**\$610,000**

Sold Date **17-Apr-24**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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