

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

2/31 Jennings 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Laverton

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/19 Railway Avenue Laverton VIC 3028	\$432,000	27-Aug-18
19 Grace Street Laverton VIC 3028	\$440,000	14-Dec-18

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: 14 January 2020

**2/19 Railway Avenue Laverton VIC 3028**

Sold Price

\$432,000

Sold Date

27-Aug-18 2  1  1

Distance

0.76km**19 Grace Street Laverton VIC 3028**

Sold Price

\$440,000

Sold Date

14-Dec-18 2  1  -

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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