

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

28 Epsom 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

House

Suburb

Laverton

Period-from

01 May 2020

to

30 Apr 2021

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

37 Fitzroy Street Laverton VIC 3028	\$590,000	23-Apr-21
3 Epsom Street Laverton VIC 3028	\$575,500	01-Dec-20
62 Fitzroy Street South Altona Meadows VIC 3028	\$615,000	11-May-21

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.~~

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37 Fitzroy Street Laverton VIC 3028

3 1 4

Sold Price

^{RS} **\$590,000**

Sold Date

23-Apr-21

Distance

0.16km



3 Epsom Street Laverton VIC 3028

4 3 2

Sold Price

\$575,500

Sold Date

01-Dec-20

Distance

0.18km



62 Fitzroy Street South Altona Meadows VIC 3028

3 1 2

Sold Price

^{RS} **\$615,000**

Sold Date

11-May-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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