

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

3/7 Studley Court 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Laverton

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/3 Barwise Street Laverton VIC 3028	\$525,000	20-Feb-21
2/8 Charlesworth Street Laverton VIC 3028	\$589,000	01-Dec-21
2/32 Wright Street Laverton VIC 3028	\$515,000	09-Nov-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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2/3 Barwise Street Laverton VIC 3028

2 1 1

Sold Price

\$525,000

Sold Date

20-Feb-21

Distance

1.38km



2/8 Charlesworth Street Laverton VIC 3028

2 2 2

Sold Price

\$589,000

Sold Date

01-Dec-21

Distance

0.87km



2/32 Wright Street Laverton VIC 3028

2 2 1

Sold Price

\$515,000

Sold Date

09-Nov-21

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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