

## 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

12 Cartledge 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Laverton

Period-from

01 Nov 2020

to

31 Oct 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

1/32 Wright Street Laverton VIC 3028	\$590,000	08-Oct-21
1/22 Ulm Street Laverton VIC 3028	\$625,000	20-Sep-21
3/48 Ulm Street Laverton VIC 3028	\$630,000	28-Jun-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.~~

This Statement of Information was prepared on: 15 November 2021



**1/32 Wright Street Laverton VIC 3028**

Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **08-Oct-21**

3 2 2

Distance **0.33km**



**1/22 Ulm Street Laverton VIC 3028**

Sold Price <sup>RS</sup> **\$625,000** Sold Date **20-Sep-21**

3 2 2

Distance **0.34km**



**3/48 Ulm Street Laverton VIC 3028**

Sold Price **\$630,000** Sold Date **28-Jun-21**

3 2 1

Distance **0.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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