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	4/5 BELLIN 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	$440,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,450	Property type	Unit	Suburb	Laverton
Period-from	01 Jun 2024	to	31 May 2025	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
4/3 BELLIN STREET LAVERTON VIC 3028	$460,000	21-Mar-25
2/63 RAILWAY AVENUE LAVERTON VIC 3028	$455,000	02-Apr-25
3/3 TYQUIN STREET LAVERTON VIC 3028	$450,000	02-Dec-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: 05 June 2025

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4/3 BELLIN STREET LAVERTON VIC 3028

2 1 1

Sold Price **$460,000** Sold Date **21-Mar-25**

Distance **0.03km**



2/63 RAILWAY AVENUE LAVERTON VIC 3028

2 1 1

Sold Price RS **$455,000** Sold Date **02-Apr-25**

Distance **1.45km**



3/3 TYQUIN STREET LAVERTON VIC 3028

3 1 1

Sold Price **$450,000** Sold Date **02-Dec-24**

Distance **0.67km**

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

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