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	2/5 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$501,000	Property type	Unit	Suburb	Laverton
Period-from	01 Mar 2024	to	28 Feb 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
1/3 BELLIN STREET LAVERTON VIC 3028	$550,000	20-Oct-24
38 WRIGHT STREET LAVERTON VIC 3028	$570,000	03-Dec-24
2/23 SUMERS STREET LAVERTON VIC 3028	$590,000	30-Oct-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: 24 March 2025

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1/3 BELLIN STREET LAVERTON VIC 3028

3 2 1

Sold Price **$550,000** Sold Date **20-Oct-24**

Distance **0.03km**



38 WRIGHT STREET LAVERTON VIC 3028

3 2 1

Sold Price **$570,000** Sold Date **03-Dec-24**

Distance **1.13km**



2/23 SUMERS STREET LAVERTON VIC 3028

3 2 1

Sold Price **$590,000** Sold Date **30-Oct-24**

Distance **1.23km**

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

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