



605 M²
approx.

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
8 Cobby Street,
LAVERTON 3028

8

House

3 beds

1 baths

2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$660,000 - \$700,000

Median sale price

Median **House** for **LAVERTON** for period **Sep 2018 - Dec 2018**

Sourced from **Real Estate**.

\$570,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2 Eaton Parade,
Laverton 3028

Price **\$652,500** Sold 09
January 2019

10 Isaacs Street,
Laverton 3028

Price **\$650,000** Sold 31 July
2018

46 Cole Street,
Laverton 3028

Price **\$680,000** Sold 09
February 2018

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Real Estate.

Ace Real Estate

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