

LJ Hooker

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

5/36 Donald Street, Laverton

Indicative selling price

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

Range between

\$365,000

&

\$395,000

Median sale price

Median price

\$405,000

House

Unit

Suburb

Laverton

Period - From

June 2016

to

May 2017

Source

RP Data Core Logic

Comparable sales

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

Comparable #1

| | | | |
|------------|----------------------------|--------------|------------|
| Address | 4/3 Grace Street, Laverton | | |
| Sale Price | \$380,000 | Date of Sale | 12/05/2017 |

Comparable #2

| | | | |
|------------|------------------------------------|--------------|------------|
| Address | 2/33 Merton Street, Altona Meadows | | |
| Sale Price | \$390,000 | Date of Sale | 09/01/2017 |

Comparable #3

| | | | |
|------------|------------------------------------|--------------|------------|
| Address | 2/92 Merton Street, Altona Meadows | | |
| Sale Price | \$410,000 | Date of Sale | 11/04/2017 |

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