

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$380,000

&

\$410,000

### 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

<b>Address</b>	4/3 Grace Street, Laverton		
<b>Sale Price</b>	\$380,000	<b>Date of Sale</b>	12/05/2017

#### Comparable #2

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

#### Comparable #3

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

LJ Hooker Point Cook  
Shop 211/4 Main Street, Point Cook  
03 9975 7080  
[pointcook.ljhooker.com.au](http://pointcook.ljhooker.com.au)