

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

1/32 LACEBARK STREET DOVETON VIC 3177

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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2022

to

30 Apr 2023

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

1/37 SARONA STREET DANDENONG VIC 3175	\$465,000	24-Apr-23
2/13 PARKVIEW CLOSE DANDENONG VIC 3175	\$485,000	25-Apr-23
3/15 ROSE DRIVE DOVETON VIC 3177	\$520,000	08-Mar-23

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: 16 May 2023

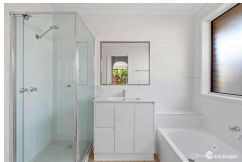


**1/37 SARONA STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$465,000** Sold Date **24-Apr-23**

Distance **1.26km**



**2/13 PARKVIEW CLOSE
DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$485,000** Sold Date **25-Apr-23**

Distance **1.3km**



**3/15 ROSE DRIVE DOVETON VIC
3177**

 2  1  1

Sold Price **\$520,000** Sold Date **08-Mar-23**

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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