# 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

<b>18 LAURINA</b>	COURT	DOVETON	VIC 3177
	000101	DOVETON	10 0177

#### 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 rang betwee	·	\$600,000	&	\$660,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$580,000	Prop	erty type		House	Suburb	Doveton	
Period-from	01 Oct 2022	to	30 Sep 2	023	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	
17 LAURINA COURT DOVETON VIC 3177	\$640,000	02-Oct-23	
10 LAURINA COURT DOVETON VIC 3177	\$500,000	21-Mar-23	
4 LAURINA COURT DOVETON VIC 3177	\$620,000	18-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: 04 October 2023



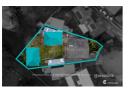
consumer.vic.gov.au



Alok Paudel

M 0425616325

E alok.paudel@harcourts.com.au



17 LAURINA COURT DOVETON VIC 3177	Sold Price	<sup>RS</sup> \$640,000	Sold Date	02-Oct-23
昌 3 👆 1 🞧 5			Distance	0.05km



C 255 10	10 LAU 3177	RINA CO	OURT DO	VETON VIC	Sold Price	\$5	00,000	Sold Date	21-Mar-23
	昌 4	1	<b>⊜</b> 2					Distance	0.06km



4 LAUI 3177	RINA CO	URT DOVETON VIC	Sold Price	\$620,000	Sold Date	18-Mar-23
<b>=</b> 3	1	⇔ <sup>2</sup>			Distance	0.11km



3 LAUR 3177	INA CO	URT DOVETON VIC	Sold Price	\$610,000	Sold Date	20-Feb-23
昌 3	1	<u></u>			Distance	0.12km

#### RS = Recent sale UN = Undisclosed Sale

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