

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

3/30 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/19 MATIPO STREET DOVETON VIC 3177	\$710,000	06-Nov-23
2/46 SCARLET DRIVE DOVETON VIC 3177	\$650,000	04-Aug-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: 02 February 2024

**1/19 MATIPO STREET DOVETON
VIC 3177**3  2  2 

Sold Price

RS

\$710,000Sold Date **06-Nov-23**Distance **1.01km****2/46 SCARLET DRIVE DOVETON
VIC 3177**3  2  2 

Sold Price

\$650,000Sold Date **04-Aug-23**Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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