

## 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

44A LAUREL AVENUE DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$579,000

&

\$636,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2023

to

31 Aug 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

2/19 WARATAH STREET DOVETON VIC 3177

\$660,000

01-Jul-24

22 LEIGH COURT DOVETON VIC 3177

\$580,000

26-Aug-24

42 MATIPO STREET DOVETON VIC 3177

\$617,000

23-May-24

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: 30 September 2024



**2/19 WARATAH STREET DOVETON VIC 3177** Sold Price <sup>RS</sup> **\$660,000** Sold Date **01-Jul-24**

3 2 1

Distance **1.02km**



**22 LEIGH COURT DOVETON VIC 3177** Sold Price <sup>RS</sup> **\$580,000** Sold Date **26-Aug-24**

3 2 1

Distance **1.15km**



**42 MATIPO STREET DOVETON VIC 3177** Sold Price **\$617,000** Sold Date **23-May-24**

3 2 -

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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