

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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Apr 2023

to

31 Mar 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

2/4 GUM COURT DOVETON VIC 3177

\$638,000

15-Jan-24

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: 06 April 2024

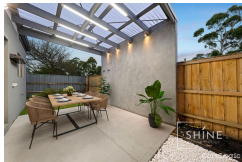


2/4 GUM COURT DOVETON VIC 3177

3 2 2

Sold Price **\$638,000** Sold Date **15-Jan-24**

Distance **0.15km**



2/46 SCARLET DRIVE DOVETON VIC 3177

3 2 2

Sold Price **\$650,000** Sold Date **04-Aug-23**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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