

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

5 LAUREL AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Aug 2021

to

31 Jul 2022

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

55 TRISTANIA STREET DOVETON VIC 3177	\$625,000	25-Feb-22
65 TRISTANIA STREET DOVETON VIC 3177	\$595,000	21-Aug-21

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: 29 August 2022



**55 TRISTANIA STREET DOVETON
VIC 3177**

 4  1  2

Sold Price

\$625,000

Sold Date

25-Feb-22

Distance

0.12km



**65 TRISTANIA STREET DOVETON
VIC 3177**

 3  1  6

Sold Price

\$595,000

Sold Date

21-Aug-21

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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