

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 MIMOSA 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

\$579,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

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

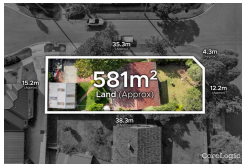
Date of sale

7 LACEBARK STREET DOVETON VIC 3177	\$620,000	03-May-24
146 POWER ROAD DOVETON VIC 3177	\$625,000	20-Mar-24
17 KATHRYN STREET DOVETON VIC 3177	\$600,000	04-Apr-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: 12 September 2024



7 LACEBARK STREET DOVETON VIC 3177

3 1 1

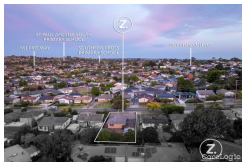
Sold Price

\$620,000

Sold Date **03-May-24**

Distance

0.11km



146 POWER ROAD DOVETON VIC 3177

3 1 1

Sold Price

\$625,000

Sold Date **20-Mar-24**

Distance

0.2km



17 KATHRYN STREET DOVETON VIC 3177

3 1 -

Sold Price

\$600,000

Sold Date **04-Apr-24**

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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