

## 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

38B BLOSSOM DRIVE 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

\$670,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/32 LACEBARK STREET DOVETON VIC 3177	\$700,000	31-Jul-23
1D MIMOSA STREET DOVETON VIC 3177	\$720,000	13-Jun-23
24A MARIE STREET DOVETON VIC 3177	\$700,000	23-Jun-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.~~

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Michelle Nguyen  
P (03) 85661599  
M 0416023604  
E springvale@harcourts.com.au



**2/32 LACEBARK STREET  
DOVETON VIC 3177**

3 2 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**31-Jul-23**

Distance

**0.92km**



**1D MIMOSA STREET DOVETON VIC  
3177**

4 2 2

Sold Price

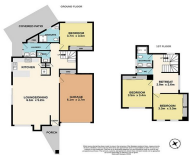
**\$720,000**

Sold Date

**13-Jun-23**

Distance

**0.96km**



**24A MARIE STREET DOVETON VIC  
3177**

3 2 1

Sold Price

**\$700,000**

Sold Date

**23-Jun-23**

Distance

**1.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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