

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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Doveton

Period-from

01 Feb 2022

to

31 Jan 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

6 BLOSSOM DRIVE DOVETON VIC 3177	\$580,000	25-Oct-22
26 ACACIA STREET DOVETON VIC 3177	\$570,000	01-Feb-23
51 PAPERBARK STREET DOVETON VIC 3177	\$530,000	08-Feb-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: 22 February 2023



6 BLOSSOM DRIVE DOVETON VIC 3177

Sold Price

^{RS} \$580,000 ^{UN}

Sold Date

25-Oct-22

3

1

2

Distance

0.71km



26 ACACIA STREET DOVETON VIC 3177

Sold Price

^{RS} \$570,000

Sold Date

01-Feb-23

3

1

3

Distance

0.64km



51 PAPERBARK STREET DOVETON VIC 3177

Sold Price

^{RS} \$530,000

Sold Date

08-Feb-23

3

1

4

Distance

0.37km



18 OLEANDER STREET DOVETON VIC 3177

Sold Price

Sold Date

28-Nov-22

3

1

2

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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