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

18 REBECCA 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	\$680,000	&	\$748,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$570,000	Prope	erty type	rty type House		Suburb	Doveton
Period-from	01 May 2023	to	30 Apr 2	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
14 REBECCA STREET DOVETON VIC 3177	\$722,000	24-Jan-24
18 DOROTHY STREET DOVETON VIC 3177	\$724,000	13-Feb-24
32 LAUREL AVENUE DOVETON VIC 3177	\$681,000	02-Dec-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: 14 May 2024





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14 REBECCA STREET DOVETON **VIC 3177**

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Sold Price

\$722,000 Sold Date 24-Jan-24

0.03km Distance



18 DOROTHY STREET DOVETON **VIC 3177**

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Sold Price

\$724,000 Sold Date 13-Feb-24

Distance 0.29km



32 LAUREL AVENUE DOVETON VIC Sold Price 3177

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\$681,000 Sold Date 02-Dec-23

0.47km Distance



5 MARIE STREET DOVETON VIC 3177

\$1

Sold Price

\$680,000 Sold Date 04-Mar-24

Distance 0.49km



30 MARIE STREET DOVETON VIC Sold Price 3177

\$750,000 Sold Date 01-Dec-23

= 3

= 3

Distance 0.49km



3 KATHRYN STREET DOVETON VIC Sold Price 3177

\$710,000 Sold Date 24-Dec-23

≡ 3

₾ 2

\$ 2

Distance 0.73km

RS = Recent sale

UN = Undisclosed Sale

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