

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

2/32 LACEBARK 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

\$659,000

&

\$724,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Doveton

Period-from

01 May 2022

to

30 Apr 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

13/13 BAILEYANA DRIVE ENDEAVOUR HILLS VIC 3802	\$725,000	18-Mar-23
42 ALLAN STREET DANDENONG VIC 3175	\$710,000	27-Feb-23
10 MISHA BOULEVARD ENDEAVOUR HILLS VIC 3802	\$700,000	24-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: 16 May 2023



**13/13 BAILEYANA DRIVE
ENDEAVOUR HILLS VIC 3802**

3 2 3

Sold Price ^{RS} **\$725,000** ^{UN} Sold Date **18-Mar-23**

Distance **2.29km**



**42 ALLAN STREET DANDENONG
VIC 3175**

3 2 1

Sold Price **\$710,000** Sold Date **27-Feb-23**

Distance **3.26km**



**10 MISHA BOULEVARD
ENDEAVOUR HILLS VIC 3802**

3 2 2

Sold Price **\$700,000** Sold Date **24-Feb-23**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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