

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 LILLY PILLY 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

\$600,000

&

\$660,000

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

4 TI-TREE DRIVE DOVETON VIC 3177	\$612,000	30-Sep-21
88 PAPERBARK STREET DOVETON VIC 3177	\$560,000	16-Nov-21
28 EUGENIA STREET DOVETON VIC 3177	\$580,000	25-May-22

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: 23 February 2023


4 TI-TREE DRIVE DOVETON VIC 3177
 2  1  1

Sold Price

\$612,000

Sold Date

30-Sep-21

Distance

0.23km

88 PAPERBARK STREET DOVETON VIC 3177
 2  1  1

Sold Price

\$560,000

Sold Date

16-Nov-21

Distance

0.22km

28 EUGENIA STREET DOVETON VIC 3177
 2  1  1

Sold Price

\$580,000

Sold Date

25-May-22

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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