



Real Estate

STATEMENT OF INFORMATION

24 LACEBARK STREET, DOVETON, VIC 3177

PREPARED BY MOHSEN JAFFARI, ZED REAL ESTATE, PHONE: 0421 451 974



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 LACEBARK STREET, DOVETON, VIC

3 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$569,000 to \$625,900**

Provided by: Mohsen Jaffari, Zed Real Estate

MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

\$600,000

01 April 2024 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



5 CONFERTA CRES, DOVETON, VIC 3177

3 1 1

Sale Price

\$580,000

Sale Date: 08/11/2024

Distance from Property: 292m



29 KATHRYN ST, DOVETON, VIC 3177

3 1 2

Sale Price

\$580,000

Sale Date: 12/08/2024

Distance from Property: 297m



144 POWER RD, DOVETON, VIC 3177

3 1 -

Sale Price

\$585,000

Sale Date: 04/12/2024

Distance from Property: 181m



This report has been compiled on 19/12/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

24 LACEBARK STREET, DOVETON, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$569,000 to \$625,900

Median sale price

Median price \$600,000

Property type House

Suburb DOVETON

Period 01 April 2024 to 30 September 2024

Source 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 CONFERTA CRES, DOVETON, VIC 3177	\$580,000	08/11/2024
29 KATHRYN ST, DOVETON, VIC 3177	\$580,000	12/08/2024
144 POWER RD, DOVETON, VIC 3177	\$585,000	04/12/2024

This Statement of Information was prepared on:

18/12/2024