

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

38 HAWTHORN ROAD 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 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

32 TRISTANIA STREET DOVETON VIC 3177	\$535,500	16-Nov-24
9 MATIPO STREET DOVETON VIC 3177	\$535,000	30-Sep-24
3/13 GRANDVIEW AVENUE DANDENONG VIC 3175	\$490,000	18-Oct-24

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: 25 November 2024



32 TRISTANIA STREET DOVETON VIC 3177

 3  1  2

Sold Price

^{RS} **\$535,500**

Sold Date **16-Nov-24**

Distance **0.15km**



9 MATIPO STREET DOVETON VIC 3177

 -  -  -

Sold Price

\$535,000

Sold Date **30-Sep-24**

Distance **0.5km**



3/13 GRANDVIEW AVENUE DANDENONG VIC 3175

 2  2  1

Sold Price

^{RS} **\$490,000**

Sold Date **18-Oct-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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