

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

2/30 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Doveton

Period-from

01 Oct 2023

to

30 Sep 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

2/13 OAK AVENUE DOVETON VIC 3177

\$560,000

28-Jul-24

3/30 HAWTHORN ROAD DOVETON VIC 3177

\$530,000

31-May-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: 28 October 2024



2/13 OAK AVENUE DOVETON VIC 3177

Sold Price

\$560,000

Sold Date

28-Jul-24

 2

 2

 1

Distance

1.39km



3/30 HAWTHORN ROAD DOVETON VIC 3177

Sold Price

\$530,000

Sold Date

31-May-24

 2

 2

 1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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