

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

83 ASH 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,500

Property type

House

Suburb

Doveton

Period-from

01 Jul 2023

to

30 Jun 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

16 ALMOND DRIVE DOVETON VIC 3177	\$643,000	22-Jun-24
13 LILLY PILLY AVENUE DOVETON VIC 3177	\$627,500	08-Jul-24
7 LACEBARK STREET DOVETON VIC 3177	\$620,000	03-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: 23 July 2024



16 ALMOND DRIVE DOVETON VIC 3177

Sold Price

^{RS} **\$643,000**

Sold Date

22-Jun-24

3

1

-

Distance

0.19km



13 LILLY PILLY AVENUE DOVETON VIC 3177

Sold Price

^{RS} **\$627,500** ^{UN}

Sold Date

08-Jul-24

3

1

2

Distance

0.36km



7 LACEBARK STREET DOVETON VIC 3177

Sold Price

\$620,000

Sold Date

03-May-24

3

1

1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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