

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

8 HAKEA 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

\$640,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

House

Suburb

Doveton

Period-from

01 Aug 2022

to

31 Jul 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

6 HAKEA STREET DOVETON VIC 3177	\$620,000	01-Jul-23
21 STENOCARPUS DRIVE DOVETON VIC 3177	\$635,000	17-Feb-23
7 CATALPA STREET DOVETON VIC 3177	\$590,000	06-Mar-23

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: 07 August 2023


6 HAKEA STREET DOVETON VIC 3177

Sold Price

^{RS}
\$620,000

Sold Date

01-Jul-23
 2

 1

 3

Distance

0.02km

21 STENOCARPUS DRIVE DOVETON VIC 3177

Sold Price

\$635,000

Sold Date

17-Feb-23
 4

 2

 3

Distance

0.15km

7 CATALPA STREET DOVETON VIC 3177

Sold Price

\$590,000

Sold Date

06-Mar-23
 3

 1

 2

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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