

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

2/99 POWER 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

\$520,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jan 2024

to

31 Dec 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

2/30 LACEBARK STREET DOVETON VIC 3177	\$540,000	12-Nov-24
2/13 OAK AVENUE DOVETON VIC 3177	\$560,000	28-Jul-24
1/40 LIQUIDAMBER STREET DOVETON VIC 3177	\$540,000	18-Dec-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: 07 January 2025



**2/30 LACEBARK STREET
DOVETON VIC 3177**

2 2 1

Sold Price **\$540,000** Sold Date **12-Nov-24**

Distance **0.53km**



**2/13 OAK AVENUE DOVETON VIC
3177**

2 2 1

Sold Price **\$560,000** Sold Date **28-Jul-24**

Distance **0.87km**



**1/40 LIQUIDAMBER STREET
DOVETON VIC 3177**

2 1 1

Sold Price ^{RS} **\$540,000** Sold Date **18-Dec-24**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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