

## 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

13 PAPERBARK STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Doveton

Period-from

01 Jun 2023

to

31 May 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 7 THE BIRCHES DOVETON VIC 3177       | \$615,000 | 06-Apr-24 |
| 109 POWER ROAD DOVETON VIC 3177      | \$630,000 | 03-Apr-24 |
| 71 TRISTANIA STREET DOVETON VIC 3177 | \$631,500 | 09-Mar-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: 13 June 2024



7 THE BIRCHES DOVETON VIC 3177 Sold Price

**\$615,000** Sold Date **06-Apr-24**

2 2 2

Distance **0.09km**



109 POWER ROAD DOVETON VIC 3177 Sold Price

**\$630,000** Sold Date **03-Apr-24**

3 1 4

Distance **0.7km**



71 TRISTANIA STREET DOVETON VIC 3177 Sold Price

**\$631,500** Sold Date **09-Mar-24**

3 1 2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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