

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 LIQUIDAMBER 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

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

2/11 CLEMENT STREET DANDENONG VIC 3175	500000	16-Dec-23
5/45 HERBERT STREET DANDENONG VIC 3175	520000	10-May-24
1/101 CLOW STREET DANDENONG VIC 3175	515000	21-Jan-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: 04 June 2024



2/11 CLEMENT STREET DANDENONG VIC 3175

2 1 1

Sold Price **500000** Sold Date **16-Dec-23**

Distance **1.43km**



5/45 HERBERT STREET DANDENONG VIC 3175

2 2 1

Sold Price ^{RS} **520000** Sold Date **10-May-24**

Distance **1.97km**



1/101 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **515000** Sold Date **21-Jan-24**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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