

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

1/40 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 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

7/21 KINGFISHER DRIVE DOVETON VIC 3177	\$532,000	22-Dec-23
32/21 KINGFISHER DRIVE DOVETON VIC 3177	\$520,000	22-Sep-23
18/21 KINGFISHER DRIVE DOVETON VIC 3177	\$520,000	20-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: 22 November 2024



7/21 KINGFISHER DRIVE DOVETON VIC 3177

Sold Price

\$532,000

Sold Date

22-Dec-23

 2

 1

 1

Distance

0.6km



32/21 KINGFISHER DRIVE DOVETON VIC 3177

Sold Price

\$520,000

Sold Date

22-Sep-23

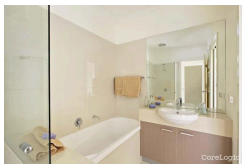
 2

 1

 1

Distance

0.66km



18/21 KINGFISHER DRIVE DOVETON VIC 3177

Sold Price

Sold Date

20-Mar-24

 2

 1

 1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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