

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

3/40 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

\$469,000

&

\$515,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jun 2024

to

31 May 2025

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

1/17 TI-TREE DRIVE DOVETON VIC 3177

\$465,000

21-Mar-25

4/3 WATTLE DRIVE DOVETON VIC 3177

\$490,000

10-Mar-25

1/9 CEDAR STREET DOVETON VIC 3177

\$515,000

22-Jan-25

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 June 2025



1/17 TI-TREE DRIVE DOVETON VIC 3177 Sold Price **\$465,000** Sold Date **21-Mar-25**

 2  1  1

Distance **1.1km**



4/3 WATTLE DRIVE DOVETON VIC 3177 Sold Price **\$490,000** Sold Date **10-Mar-25**

 2  1  1

Distance **1.91km**



1/9 CEDAR STREET DOVETON VIC 3177 Sold Price **\$515,000** Sold Date **22-Jan-25**

 2  2  1

Distance **1.15km**

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

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