

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

1/19 MATIPO 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

\$665,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Doveton

Period-from

01 Oct 2022

to

30 Sep 2023

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

180 KIDDS ROAD DOVETON VIC 3177	\$735,000	30-Jun-23
2/32 LACEBARK STREET DOVETON VIC 3177	\$700,000	31-Jul-23
1D MIMOSA STREET DOVETON VIC 3177	\$720,000	13-Jun-23

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.~~

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180 KIDDS ROAD DOVETON VIC 3177

Sold Price

\$735,000

Sold Date

30-Jun-23

3 2 2

Distance

0.76km



2/32 LACEBARK STREET DOVETON VIC 3177

Sold Price

^{RS} **\$700,000**

Sold Date

31-Jul-23

3 2 2

Distance

0.98km



1D MIMOSA STREET DOVETON VIC 3177

Sold Price

\$720,000

Sold Date

13-Jun-23

4 2 2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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