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	18 LAUREL AVENUE 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	$465,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Doveton
Period-from	01 Oct 2023	to	30 Sep 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
1/112 POWER ROAD DOVETON VIC 3177	$460,000	07-Aug-24
1/4 BOX STREET DOVETON VIC 3177	$460,000	10-May-24
1/19 WARATAH STREET DOVETON VIC 3177	$450,000	28-Apr-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: 21 October 2024

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1/112 POWER ROAD DOVETON VIC 3177

3 1 1

Sold Price **$460,000** Sold Date **07-Aug-24**

Distance **0.77km**



1/4 BOX STREET DOVETON VIC 3177

3 1 1

Sold Price Sold Date **10-May-24**

Distance **0.94km**



1/19 WARATAH STREET DOVETON VIC 3177

3 1 1

Sold Price **$450,000** Sold Date **28-Apr-24**

Distance **0.79km**

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

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