

## 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

15 CATALPA STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$489,000

&

\$537,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2022

to

31 Aug 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2/15 ROSE DRIVE DOVETON VIC 3177   | \$530,000 | 09-Sep-23 |
| 22A BETULA STREET DOVETON VIC 3177 | \$513,000 | 20-Jul-23 |
| 1/26 LOUIS STREET DOVETON VIC 3177 | \$530,000 | 29-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.~~

This Statement of Information was prepared on: 21 September 2023



## 2/15 ROSE DRIVE DOVETON VIC 3177

2 1 1

Sold Price

<sup>RS</sup> \$530,000

Sold Date 09-Sep-23

Distance 0.3km



## 22A BETULA STREET DOVETON VIC 3177

3 1 1

Sold Price

<sup>RS</sup> \$513,000

Sold Date 20-Jul-23

Distance 0.41km



## 1/26 LOUIS STREET DOVETON VIC 3177

3 1 2

Sold Price

\$530,000

Sold Date 29-Jun-23

Distance 1.27km



## 137A POWER ROAD DOVETON VIC 3177

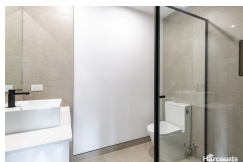
2 1 1

Sold Price

<sup>RS</sup> \$455,000

Sold Date 16-Aug-23

Distance 0.8km



## 21A LILLY PILLY AVENUE DOVETON VIC 3177

2 2 1

Sold Price

<sup>RS</sup> \$520,000

Sold Date 12-Jul-23

Distance 0.77km

RS = Recent sale

UN = Undisclosed Sale

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