

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

34 TRISTANIA 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Doveton

Period-from

01 Mar 2022

to

28 Feb 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

19 TRISTANIA STREET DOVETON VIC 3177	\$660,000	11-Apr-22
47 TRISTANIA STREET DOVETON VIC 3177	\$530,000	20-Feb-22
17 TRISTANIA STREET DOVETON VIC 3177	\$650,000	14-Nov-22

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 March 2023



19 TRISTANIA STREET DOVETON VIC 3177

3 1 1

Sold Price

\$660,000

Sold Date

11-Apr-22

Distance

0.15km



47 TRISTANIA STREET DOVETON VIC 3177

- - -

Sold Price

\$530,000

Sold Date

20-Feb-22

Distance

0.15km



17 TRISTANIA STREET DOVETON VIC 3177

3 1 -

Sold Price

\$650,000

Sold Date

14-Nov-22

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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