

## HOUSE Offered for Sale

31 Oleander Street Doveton VIC 3177

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## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

## Median Sale Price

\$540,000 Houses in Doveton between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|                                                                                                                                                                                                                                                                   |                                         |            |                                              |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------|----------------------------------------------|-----------|------------------|
|                                                                                                                                                                                | <b>47 Box Street Doveton VIC 3177</b>   | Sold Price | <sup>RS</sup> <b>\$400,000</b> <sup>UN</sup> | Sold Date | <b>27-Feb-19</b> |
|  3  1  1 |                                         |            |                                              | Distance  | <b>0.38km</b>    |
|                                                                                                                                                                                | <b>7 Laurel Avenue Doveton VIC 3177</b> | Sold Price | <b>\$396,000</b>                             | Sold Date | <b>10-Oct-17</b> |
|  3  1  - |                                         |            |                                              | Distance  | <b>0.76km</b>    |
|                                                                                                                                                                                | <b>147 Kidds Road Doveton VIC 3177</b>  | Sold Price | <sup>RS</sup> <b>\$407,000</b>               | Sold Date | <b>04-Mar-19</b> |
|  3  1  1 |                                         |            |                                              | Distance  | <b>0.87km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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