

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

2/13 ROSE DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

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

3/15 ROSE DRIVE DOVETON VIC 3177	\$520,000	08-Mar-23
30 CHESTNUT ROAD DOVETON VIC 3177	\$422,000	20-Jan-23
12A MAGNOLIA GROVE DOVETON VIC 3177	\$595,000	31-Oct-21

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: 28 March 2023


3/15 ROSE DRIVE DOVETON VIC 3177

Sold Price

^{RS}
\$520,000

Sold Date

08-Mar-23

2

1

1

Distance

0.02km

30 CHESTNUT ROAD DOVETON VIC 3177

Sold Price

\$422,000

Sold Date

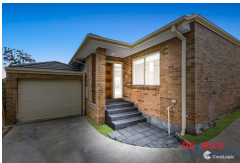
20-Jan-23

3

1

1

Distance

0.34km

12A MAGNOLIA GROVE DOVETON VIC 3177

Sold Price

\$595,000

Sold Date

31-Oct-21

3

2

2

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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