

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

1/144 KIDDS ROAD 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2022

to

31 Jan 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

1/67 MCCRAE STREET DANDENONG VIC 3175	\$371,000	02-Aug-22
8/46 HERBERT STREET DANDENONG VIC 3175	\$360,000	08-Aug-22
8/36 ANN STREET DANDENONG VIC 3175	\$365,000	31-Oct-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: 01 February 2023



**1/67 MCCRAE STREET
DANDENONG VIC 3175**

 2  1  2

Sold Price

\$371,000

Sold Date **02-Aug-22**

Distance

1.57km



**8/46 HERBERT STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$360,000

Sold Date **08-Aug-22**

Distance

2.1km



**8/36 ANN STREET DANDENONG
VIC 3175**

 1  1  1

Sold Price

\$365,000

Sold Date **31-Oct-22**

Distance

2.13km

RS = Recent sale

UN = Undisclosed Sale

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