

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

1/42 LOUIS 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

or range
between

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Other

Suburb

Doveton

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/53 TRISTANIA STREET DOVETON VIC 3177	\$500,000	21-Nov-22
1C MIMOSA STREET DOVETON VIC 3177	\$560,000	16-Sep-22
6A PRUNUS GROVE DOVETON VIC 3177	\$580,000	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: 16 January 2023



1/53 TRISTANIA STREET DOVETON VIC 3177

Sold Price

^{RS} \$500,000

Sold Date

21-Nov-22

3 1 1

Distance

0.68km



1C MIMOSA STREET DOVETON VIC 3177

Sold Price

\$560,000

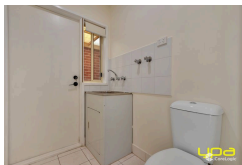
Sold Date

16-Sep-22

- - -

Distance

0.44km



6A PRUNUS GROVE DOVETON VIC 3177

Sold Price

\$580,000

Sold Date

31-Oct-22

3 1 1

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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