

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

15A WATTLE 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

\$395,000

&

\$430,000

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

1/43 KANOOKA GROVE DOVETON VIC 3177	\$430,000	01-Sep-22
17 HAWTHORN ROAD DOVETON VIC 3177	\$429,500	13-Aug-22
4/103 MCCRAE STREET DANDENONG VIC 3175	\$425,000	14-Dec-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



**1/43 KANOOKA GROVE DOVETON
VIC 3177**

 3  1  2

Sold Price

\$430,000

Sold Date

01-Sep-22

Distance

0.18km



**17 HAWTHORN ROAD DOVETON
VIC 3177**

 3  1  1

Sold Price

\$429,500

Sold Date

13-Aug-22

Distance

0.75km



**4/103 MCCRAE STREET
DANDENONG VIC 3175**

 3  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

14-Dec-22

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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