

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

8 Acacia 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Doveton

Period-from

01 Oct 2020

to

30 Sep 2021

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 Mimosa Street Doveton VIC 3177	\$550,000	28-Sep-21
26 Sheoak Street Doveton VIC 3177	\$541,000	13-Jun-21
22 Bottlebrush Drive Doveton VIC 3177	\$573,000	17-Apr-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: 01 October 2021



3 Mimosa Street Doveton VIC 3177 Sold Price ^{RS} **\$550,000** Sold Date **28-Sep-21**

 3  1  -

Distance **0.2km**



26 Sheoak Street Doveton VIC 3177 Sold Price **\$541,000** Sold Date **13-Jun-21**

 3  1  1

Distance **0.46km**



22 Bottlebrush Drive Doveton VIC 3177 Sold Price **\$573,000** Sold Date **17-Apr-21**

 3  1  2

Distance **0.82km**

RS = Recent sale **UN** = Undisclosed Sale

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