

## 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

18 REBECCA STREET DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 2024

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 KATHRYN STREET DOVETON VIC 3177 | \$710,000 | 27-Dec-23 |
| 11 HEATH COURT DOVETON VIC 3177   | \$700,000 | 04-Oct-23 |
| 12 BAMBOO COURT DOVETON VIC 3177  | \$700,000 | 21-Aug-23 |

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: 20 February 2024



**3 KATHRYN STREET DOVETON VIC 3177**

Sold Price

<sup>RS</sup>

**\$710,000**

Sold Date

**27-Dec-23**

 3

 2

 2

Distance

**0.73km**



**11 HEATH COURT DOVETON VIC 3177**

Sold Price

**\$700,000**

Sold Date

**04-Oct-23**

 4

 2

 2

Distance

**1.44km**



**12 BAMBOO COURT DOVETON VIC 3177**

Sold Price

Sold Date

**21-Aug-23**

 3

 1

 1

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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