

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

2 PRUNUS GROVE 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Jan 2024

to

31 Dec 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

1/67 KING STREET DANDENONG VIC 3175	\$671,000	16-Oct-24
21 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177	\$650,000	04-Apr-24
22 MANUSCRIPT DRIVE ENDEAVOUR HILLS VIC 3802	\$650,000	20-Jul-24

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: 08 January 2025

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

 3  2  2

Sold Price **\$671,000** Sold Date **16-Oct-24**

Distance **2.1km**



**21 EUMEMMERRING DRIVE
EUMEMMERRING VIC 3177**

 3  2  2

Sold Price **\$650,000** Sold Date **04-Apr-24**

Distance **0.61km**



**22 MANUSCRIPT DRIVE
ENDEAVOUR HILLS VIC 3802**

 3  2  2

Sold Price Sold Date **20-Jul-24**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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