

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

20 NIGRA 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

\$840,000

&

\$924,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Doveton

Period-from

01 Oct 2023

to

30 Sep 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

6 MOREY RISE ENDEAVOUR HILLS VIC 3802	\$880,000	16-Aug-23
15 CHALCOT DRIVE ENDEAVOUR HILLS VIC 3802	\$1,075,000	18-Apr-24
25 BANKSIA STREET DOVETON VIC 3177	-	02-May-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: 29 October 2024



**6 MOREY RISE ENDEAVOUR HILLS
VIC 3802**

5 3 1

Sold Price

\$880,000

Sold Date **16-Aug-23**

Distance **1.42km**



**15 CHALCOT DRIVE ENDEAVOUR
HILLS VIC 3802**

5 3 1

Sold Price

\$1,075,000

Sold Date **18-Apr-24**

Distance **1.98km**



**25 BANKSIA STREET DOVETON
VIC 3177**

5 3 1

Sold Price

- Sold Date **02-May-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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