

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

1/5 PHOTINIA 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

\$519,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jun 2023

to

31 May 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

5 TRISTANIA STREET DOVETON VIC 3177	\$558,000	18-Mar-24
2/23 OAK AVENUE DOVETON VIC 3177	\$545,000	26-Mar-24
18/21 KINGFISHER DRIVE DOVETON VIC 3177	\$520,000	20-Mar-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: 04 June 2024



**5 TRISTANIA STREET DOVETON
VIC 3177**

3 1 1

Sold Price **\$558,000** Sold Date **18-Mar-24**

Distance **0.39km**



**2/23 OAK AVENUE DOVETON VIC
3177**

3 2 1

Sold Price **\$545,000** Sold Date **26-Mar-24**

Distance **0.59km**



**18/21 KINGFISHER DRIVE
DOVETON VIC 3177**

2 1 1

Sold Price **\$520,000** Sold Date **20-Mar-24**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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