

## 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

3/2-4 Eugenia Street Doveton VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$441,500

Property type

Unit

Suburb

Doveton

Period-from

01 Jun 2020

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 13A Hawthorn Road Doveton VIC 3177        | \$455,000 | 20-May-21 |
| 1/10 Camellia Court Doveton VIC 3177      | \$462,000 | 07-Apr-21 |
| 4/56 Doveton Avenue Eumemmerring VIC 3177 | \$480,000 | 23-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: 28 June 2021



## 13A Hawthorn Road Doveton VIC 3177

2 2 2

Sold Price

RS

**\$455,000**

Sold Date

**20-May-21**

Distance

**0.15km**



## 1/10 Camellia Court Doveton VIC 3177

2 2 1

Sold Price

**\$462,000**

Sold Date

**07-Apr-21**

Distance

**0.34km**



## 4/56 Doveton Avenue Eumemmerring VIC 3177

2 2 1

Sold Price

**\$480,000**

Sold Date

**23-Apr-21**

Distance

**0.93km**



## 2/34-36 Hawthorn Road Doveton VIC 3177

2 1 1

Sold Price

**\$365,000**

Sold Date

**04-Mar-21**

Distance

**0.08km**



## 1/32 Olive Road Eumemmerring VIC 3177

2 1 4

Sold Price

**\$470,000**

Sold Date

**26-Mar-21**

Distance

**0.72km**



## 4/52 Kidds Road Doveton VIC 3177

2 1 1

Sold Price

**\$445,000**

Sold Date

**04-Jan-21**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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**7/43-47 Doveton Avenue  
Eumemmerring VIC 3177**

 2  1  1

Sold Price **\$450,000** Sold Date **15-Mar-21**

Distance **1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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