

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

2/53 TRISTANIA 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

\$645,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/3 SHEOAK STREET DOVETON VIC 3177	\$655,000	07-Sep-23
2/12 DOROTHY STREET DOVETON VIC 3177	\$630,000	19-Jul-22
3/20 MARIE STREET DOVETON VIC 3177	\$581,500	14-Jun-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: 28 September 2023



2/3 SHEOAK STREET DOVETON VIC 3177

Sold Price

^{RS}

\$655,000

Sold Date

07-Sep-23

3

2

1

Distance

0.36km



2/12 DOROTHY STREET DOVETON VIC 3177

Sold Price

\$630,000

Sold Date

19-Jul-22

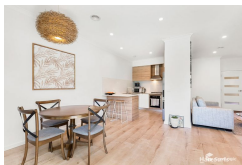
3

2

2

Distance

0.56km



3/20 MARIE STREET DOVETON VIC 3177

Sold Price

\$581,500

Sold Date

14-Jun-23

3

2

2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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