

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

94 Paperbark Street, Doveton, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$515,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Doveton (3177)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

Comparable property sales

A

These are two properties sold within two kilometres of the property for sale in the last six 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 RD, DOVETON, VIC 3177

\$500,000

26/10/2022

18 OLEANDER ST, DOVETON, VIC 3177

\$530,000

28/11/2022

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 six months.

This Statement of Information was prepared on:

13/12/2022