

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

13 Myrtle Grove, Doveton Vic 3177

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$526,500

House

X

Unit

Suburb Doveton

Period - From 01/01/2018

to

31/12/2018

Source REIV

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 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
1	3 Conferta Cr DOVETON 3177	\$430,000	02/01/2019
2	1/44 Laurel Av DOVETON 3177	\$420,000	09/12/2018
3	62 Betula St DOVETON 3177	\$405,000	04/01/2019

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 six months.

13 Myrtle Grove, Doveton Vic 3177



Rooms:
Property Type: House
Land Size: 584.367 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
Year ending December 2018: \$526,500

Comparable Properties



3 Conferta Cr DOVETON 3177 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 02/01/2019
Rooms: 4
Property Type: House
Land Size: 586 sqm approx



1/44 Laurel Av DOVETON 3177 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 09/12/2018
Rooms: 4
Property Type: Unit
Land Size: 310 sqm approx



62 Betula St DOVETON 3177 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 04/01/2019
Rooms: 4
Property Type: House
Land Size: 330 sqm approx