

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

1/38 Box 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

\$459,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Other

Suburb

Doveton

Period-from

01 Mar 2020

to

28 Feb 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

2/38 Box Street Doveton VIC 3177	\$511,500	15-Mar-21
2/2 Oleander Street Doveton VIC 3177	\$560,000	01-Mar-21
15A Grace Avenue Dandenong VIC 3175	\$510,000	16-Dec-20

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: 22 March 2021



2/38 Box Street Doveton VIC 3177 Sold Price ^{RS} **\$511,500** Sold Date **15-Mar-21**

3 2 -

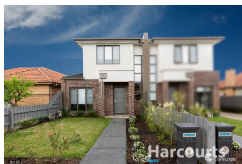
Distance **0.01km**



2/2 Oleander Street Doveton VIC 3177 Sold Price ^{RS} **\$560,000** Sold Date **01-Mar-21**

3 2 1

Distance **0.32km**



15A Grace Avenue Dandenong VIC 3175 Sold Price **\$510,000** Sold Date **16-Dec-20**

2 1 1

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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