

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

1/34-36 HAWTHORN ROAD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/23 TRISTANIA STREET DOVETON VIC 3177	\$535,000	13-Sep-24
1/39 ASH STREET DOVETON VIC 3177	\$490,000	18-May-24
6A ASH STREET DOVETON VIC 3177	\$495,000	23-Mar-24

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: 11 February 2025



1/23 TRISTANIA STREET DOVETON VIC 3177 Sold Price

\$535,000

Sold Date **13-Sep-24**

 2  1  1

Distance **0.07km**



1/39 ASH STREET DOVETON VIC 3177 Sold Price

\$490,000

Sold Date **18-May-24**

 2  1  1

Distance **0.16km**



6A ASH STREET DOVETON VIC 3177 Sold Price

\$495,000

Sold Date **23-Mar-24**

 2  1  1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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