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

3/41 Doveton Avenue Eumemmerring 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	\$365,000	&	\$385,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$431,000	Prop	erty type		Unit	Suburb	Eumemmerring
Period-from	01 Jun 2020	to	31 May 2	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
3/48 Doveton Avenue Eumemmerring VIC 3177	\$431,000	20-Dec-20
4/52 Kidds Road Doveton VIC 3177	\$445,000	04-Jan-21
26 Laurel Avenue Doveton VIC 3177	\$351,000	19-Jan-21

OR

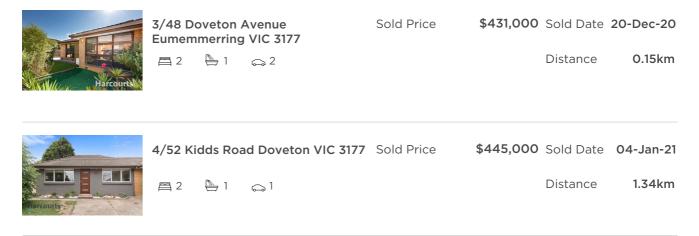
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 13 June 2021



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	26 Laurel Avenue Doveton VIC 3177	Sold Price	\$351,000	Sold Date	19-Jan-21
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RS = Recent sale UN = Undisclosed Sale

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