

## 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

2/112 POWER ROAD DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 2024

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

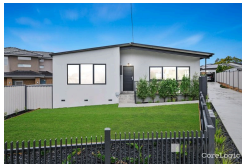
Date of sale

7 HIBISCUS COURT DOVETON VIC 3177	\$560,000	09-Aug-24
5A RAIN COURT DOVETON VIC 3177	\$575,000	19-Sep-24
22 LEIGH COURT DOVETON VIC 3177	\$580,000	26-Aug-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: 04 November 2024



## 7 HIBISCUS COURT DOVETON VIC 3177

Sold Price

<sup>RS</sup> **\$560,000** Sold Date **09-Aug-24**

 3  1  1

Distance **0.32km**



## 5A RAIN COURT DOVETON VIC 3177

Sold Price

<sup>RS</sup> **\$575,000** Sold Date **19-Sep-24**

 3  2  1

Distance **0.56km**



## 22 LEIGH COURT DOVETON VIC 3177

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **26-Aug-24**

 3  2  1

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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