

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

3/52 KIDDS 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/113 CLOW STREET DANDENONG VIC 3175	\$398,000	27-Jul-22
2/37 SARONA STREET DANDENONG VIC 3175	\$426,000	13-Aug-22
7/84 CLOW STREET DANDENONG VIC 3175	\$400,000	13-Oct-22

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: 30 November 2022



1/113 CLOW STREET DANDENONG VIC 3175

Sold Price **\$398,000** Sold Date **27-Jul-22**

2 1 1

Distance **1.81km**



2/37 SARONA STREET DANDENONG VIC 3175

Sold Price **\$426,000** Sold Date **13-Aug-22**

2 1 2

Distance **1.92km**

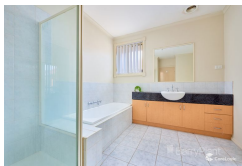


7/84 CLOW STREET DANDENONG VIC 3175

Sold Price **\$400,000** Sold Date **13-Oct-22**

2 1 1

Distance **2.03km**



2/85-87 FRAWLEY ROAD HALLAM VIC 3803

Sold Price **\$438,000** Sold Date **16-Jul-22**

2 1 1

Distance **2.57km**

RS = Recent sale UN = Undisclosed Sale

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