

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

6/9 DOROTHY 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Doveton

Period-from

01 Dec 2021

to

30 Nov 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
6/84 CLOW STREET DANDENONG VIC 3175	\$410,000	09-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: 09 December 2022


**1/113 CLOW STREET DANDENONG
VIC 3175**

Sold Price

\$398,000

Sold Date

27-Jul-22
 2

 1

 1

Distance

1.61km

**6/84 CLOW STREET DANDENONG
VIC 3175**

Sold Price

\$410,000

Sold Date

09-Aug-22
 2

 1

 1

Distance

1.82km

**7/84 CLOW STREET DANDENONG
VIC 3175**

Sold Price

\$400,000

Sold Date

13-Oct-22
 2

 1

 1

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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