

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

2/25 WATTLE DRIVE 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2022

to

31 Oct 2023

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

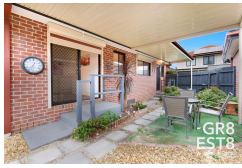
Date of sale

1/81 WATTLE DRIVE DOVETON VIC 3177	\$460,000	02-Jun-23
1 PRUNUS GROVE DOVETON VIC 3177	\$455,000	18-Sep-23
137A POWER ROAD DOVETON VIC 3177	\$455,000	29-Jul-23

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: 15 November 2023



1/81 WATTLE DRIVE DOVETON VIC 3177 Sold Price **\$460,000** Sold Date **02-Jun-23**

2 2 1

Distance **0.42km**



1 PRUNUS GROVE DOVETON VIC 3177 Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **18-Sep-23**

2 1 1

Distance **0.57km**



137A POWER ROAD DOVETON VIC 3177 Sold Price **\$455,000** Sold Date **29-Jul-23**

2 1 1

Distance **1.32km**



1/17 SCARLET DRIVE DOVETON VIC 3177 Sold Price ^{RS} **\$466,000** ^{UN} Sold Date **10-Sep-23**

3 1 2

Distance **1.82km**

RS = Recent sale **UN** = Undisclosed Sale

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