

## 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

2/5 Apple Court Doveton VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$548,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Other

Suburb

Doveton

Period-from

01 Jun 2020

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/38 Box Street Doveton VIC 3177          | \$511,500 | 11-Mar-21 |
| 1/2 Johnston Avenue Eumemmerring VIC 3177 | \$505,000 | 06-Apr-21 |
| 3/56 Doveton Avenue Eumemmerring VIC 3177 | \$520,000 | 02-Mar-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: 17 June 2021



**2/38 Box Street Doveton VIC 3177** Sold Price **\$511,500** Sold Date **11-Mar-21**

3 2 -

Distance **1.05km**



**1/2 Johnston Avenue  
Eumemmerring VIC 3177** Sold Price **\$505,000** Sold Date **06-Apr-21**

3 1 2

Distance **1.67km**



**3/56 Doveton Avenue  
Eumemmerring VIC 3177** Sold Price **\$520,000** Sold Date **02-Mar-21**

3 2 2

Distance **1.46km**

RS = Recent sale      UN = Undisclosed Sale

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