

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 OLEANDER 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Doveton

Period-from

01 Feb 2022

to

31 Jan 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

3 POWER ROAD DOVETON VIC 3177	\$520,000	13-Feb-23
16 TARATA DRIVE DOVETON VIC 3177	-	07-Feb-23
94 PAPERBARK STREET DOVETON VIC 3177	\$502,000	27-Jan-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: 28 February 2023


3 POWER ROAD DOVETON VIC 3177

 3
  1
  2

Sold Price

^{RS} **\$520,000**

Sold Date

13-Feb-23

Distance

0.1km

16 TARATA DRIVE DOVETON VIC 3177

 3
  1
  2

Sold Price

^{RS UN}

Sold Date

07-Feb-23

Distance

0.34km

94 PAPERBARK STREET DOVETON VIC 3177

 3
  1
  2

Sold Price

^{RS} **\$502,000**

Sold Date

27-Jan-23

Distance

0.62km
RS = Recent sale

UN = Undisclosed Sale

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