

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

4/18 MARIE 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

\$279,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Doveton

Period-from

01 Sep 2022

to

31 Aug 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

5/18 MARIE STREET DOVETON VIC 3177	\$275,000	06-Jul-23
6/18 MARIE STREET DOVETON VIC 3177	\$288,000	07-Jul-23
3/18 MARIE STREET DOVETON VIC 3177	\$288,000	24-May-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 September 2023



5/18 MARIE STREET DOVETON VIC 3177 Sold Price **\$275,000** Sold Date **06-Jul-23**

 1  1  1

Distance **0km**



6/18 MARIE STREET DOVETON VIC 3177 Sold Price ^{RS} **\$288,000** Sold Date **07-Jul-23**

 1  1  1

Distance **0.01km**



3/18 MARIE STREET DOVETON VIC 3177 Sold Price **\$288,000** Sold Date **24-May-23**

 1  1  1

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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