

## 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

34 REBECCA STREET 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

\$639,000

&

\$699,000

### 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

21 STENOCARPUS DRIVE DOVETON VIC 3177	\$635,000	17-Feb-23
3 ALBANY COURT ENDEAVOUR HILLS VIC 3802	\$700,000	31-Jan-23
228 JAMES COOK DRIVE ENDEAVOUR HILLS VIC 3802	\$650,000	09-Feb-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



**21 STENOCARPUS DRIVE  
DOVETON VIC 3177**

4 2 -

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**17-Feb-23**

Distance

**1.7km**



**3 ALBANY COURT ENDEAVOUR  
HILLS VIC 3802**

3 2 2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**31-Jan-23**

Distance

**1.61km**



**228 JAMES COOK DRIVE  
ENDEAVOUR HILLS VIC 3802**

3 1 2

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**09-Feb-23**

Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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