

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 34A BOX STREET, DOVETON 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 \$460,000 & \$506,000

Median sale price

(*Delete house or unit as applicable)

Median price \$364,000 *House *Unit X Suburb DOVETON 3177
Period - From 01/04/2017 to 30/06/2017 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 12A OLEANDER STREET, DOVETON 3177	\$451,800	15/07/2017
2 1/4 DOVETON AVE, EUMEMMERING 3177	\$455,000	09/08/2017
3 15A COOTAMUNDRA DRIVE, DOVETON 3177	\$457,000	19/08/2017



OBrien Real Estate