

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

9 MYRTLE GROVE 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

\$519,000

&

\$570,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

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

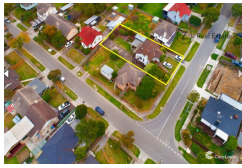
Date of sale

3 MYRTLE GROVE DOVETON VIC 3177	\$550,000	03-Sep-21
51 PAPERBARK STREET DOVETON VIC 3177	\$530,000	08-Feb-23
2 LILLY PILLY AVENUE DOVETON VIC 3177	\$550,000	16-Sep-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: 09 February 2023



3 MYRTLE GROVE DOVETON VIC 3177

Sold Price

\$550,000

Sold Date

03-Sep-21

3

2

2

Distance

0.05km



51 PAPERBARK STREET DOVETON VIC 3177

Sold Price

^{RS} **\$530,000**

Sold Date

08-Feb-23

3

1

4

Distance

0.14km



2 LILLY PILLY AVENUE DOVETON VIC 3177

Sold Price

\$550,000

Sold Date

16-Sep-21

2

1

1

Distance

0.16km



35 TRISTANIA STREET DOVETON VIC 3177

Sold Price

\$526,000

Sold Date

12-Jan-22

3

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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