

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	22A Betula Street Doveton, 3177
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$495,000 & \$525,000
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Median sale price

Median price	\$532,500	Property Type	UNIT	Suburb	DOVETON
Period - From	01-May-2022	to	30-Apr-2023	Source	realestate.com.au

Comparable property sales

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	1/5 Dotterel CIs, Doveton	\$525,000	29-Mar-2023
2	2/13 Rose Dve, Doveton	\$530,000	21-Apr-2023
3	22A Sheoak St, Doveton	\$540,000	17-Nov-2022

This statement of information was prepared on 24-Jul-2023 at 11:02:04 AM EST