

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

33 TRISTANIA 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

or range
between

\$465,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/24 LAUREL AVENUE DOVETON VIC 3177	\$500,000	17-Jan-24
1 WATTLE DRIVE DOVETON VIC 3177	\$463,000	30-Nov-23
19 KATHRYN STREET DOVETON VIC 3177	\$463,888	29-Jan-24

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: 22 February 2024



2/24 LAUREL AVENUE DOVETON VIC 3177

2 1 3

Sold Price

^{RS} **\$500,000**

Sold Date

17-Jan-24

Distance

0.57km



1 WATTLE DRIVE DOVETON VIC 3177

2 2 2

Sold Price

^{RS} **\$463,000**

Sold Date

30-Nov-23

Distance

0.76km



19 KATHRYN STREET DOVETON VIC 3177

2 1 1

Sold Price

^{RS} **\$463,888**

Sold Date

29-Jan-24

Distance

0.91km



15B WATTLE DRIVE DOVETON VIC 3177

2 2 1

Sold Price

\$490,000

Sold Date

09-Dec-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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