

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

5 BLOSSOM DRIVE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Doveton

Period-from

01 Apr 2022

to

31 Mar 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

6 BLOSSOM DRIVE DOVETON VIC 3177	\$580,000	17-Mar-23
6 CAMELLIA COURT DOVETON VIC 3177	\$560,000	12-Jan-23
3 HEATH COURT DOVETON VIC 3177	\$655,000	05-Dec-22

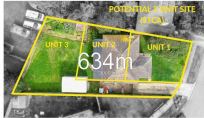
OR

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: 19 April 2023


6 BLOSSOM DRIVE DOVETON VIC 3177

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **17-Mar-23**
 3  1  2

Distance **0.05km**

6 CAMELLIA COURT DOVETON VIC 3177

Sold Price **\$560,000** Sold Date **12-Jan-23**
 3  1  1

Distance **0.29km**

3 HEATH COURT DOVETON VIC 3177

Sold Price **\$655,000** Sold Date **05-Dec-22**
 3  1  4

Distance **0.42km**
RS = Recent sale

UN = Undisclosed Sale

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