

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

6 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Sep 2021

to

31 Aug 2022

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

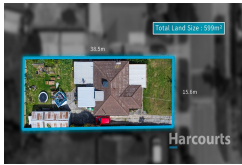
Date of sale

24 BOTTLEBRUSH DRIVE DOVETON VIC 3177	\$635,000	21-Feb-22
8 LIQUIDAMBER STREET DOVETON VIC 3177	\$640,000	30-Apr-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: 05 September 2022



24 BOTTLEBRUSH DRIVE DOVETON VIC 3177

4 1 1

Sold Price **\$635,000** Sold Date **21-Feb-22**

Distance **0.05km**



8 LIQUIDAMBER STREET DOVETON VIC 3177

3 1 -

Sold Price ^{RS} **\$640,000** Sold Date **30-Apr-22**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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