

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	2 Torana Court, Doveton, VIC 3177
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Indicative selling price

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

Price Range	\$629,000	&	\$665,000
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Median sale price

Median price	\$590,000	Property Type	House	Suburb	Doveton (3177)
Period - From	01/01/2024	to	30/06/2024	Source	Pricefinder.com.au

Comparable property sales

A 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
136 DOVETON AVENUE, DOVETON VIC 3177	\$660,000	24/06/2024
16 ALMOND DRIVE, DOVETON VIC 3177	\$643,000	22/06/2024
38 WATTLE DRIVE, DOVETON VIC 3177	\$640,000	22/05/2024

This Statement of Information was prepared on: 16/08/2024