

# 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

17 Sheoak Street, Doveton, VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$530,000

or range between

&

### Median sale price

Median price

\$610,000

Property type

House

Suburb

DOVETON

Period - From

11/07/2022

to

10/07/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property |                                      | Price     | Date of sale |
|--------------------------------|--------------------------------------|-----------|--------------|
| 1                              | 112 Kidds Road Doveton Vic 3177      | \$530,000 | 2023-05-16   |
| 2                              | 22 Nigra Street Doveton Vic 3177     | \$550,000 | 2023-05-23   |
| 3                              | 5 Peppermint Street Doveton Vic 3177 | \$550,000 | 2023-04-22   |

This Statement of Information was prepared on:

11/07/2023

