

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

1/68 REBECCA 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2022

to

30 Apr 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

2/5 DOTTEREL CLOSE DOVETON VIC 3177	\$525,000	29-Mar-23
3/13 CYPRUS STREET EUMEMMERRING VIC 3177	\$517,000	18-Mar-23
2/13 ROSE DRIVE DOVETON VIC 3177	\$530,000	21-Apr-23

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: 16 May 2023



2/5 DOTTEREL CLOSE DOVETON VIC 3177

3 2 2

Sold Price **\$525,000** Sold Date **29-Mar-23**

Distance **1.08km**



3/13 CYPRUS STREET EUMEMMERRING VIC 3177

3 1 2

Sold Price **\$517,000** Sold Date **18-Mar-23**

Distance **1.38km**



2/13 ROSE DRIVE DOVETON VIC 3177

3 2 1

Sold Price ^{RS} **\$530,000** Sold Date **21-Apr-23**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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