

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

1/51 Ash 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,250

Property type

Unit

Suburb

Doveton

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|--|-----------|-----------|
| 47 Rowan Drive Doveton VIC 3177 | \$420,000 | 18-Jun-20 |
| 10/6 Huckson Street Dandenong VIC 3175 | \$420,000 | 02-Jun-20 |
| 1/129 Shetland Street Endeavour Hills VIC 3802 | \$410,000 | 16-Apr-20 |

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: 22 July 2020


47 Rowan Drive Doveton VIC 3177

Sold Price

^{RS} **\$420,000** Sold Date **18-Jun-20**
 3  1  2

Distance **0.97km**

10/6 Huckson Street Dandenong VIC 3175

Sold Price

\$420,000 Sold Date **02-Jun-20**
 3  1  2

Distance **3.14km**

1/129 Shetland Street Endeavour Hills VIC 3802

Sold Price

\$410,000 Sold Date **16-Apr-20**
 3  1  2

Distance **3.86km**
RS = Recent sale

UN = Undisclosed Sale

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