

## 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

35A Blossom Drive Doveton VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Other

Suburb

Doveton

Period-from

01 Nov 2019

to

31 Oct 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 16 Matipo Street Doveton VIC 3177  | \$483,000 | 03-Aug-20 |
| 17B Myrtle Grove Doveton VIC 3177  | \$600,000 | 21-Jun-20 |
| 28A Sheoak Street Doveton VIC 3177 | \$495,000 | 16-Jul-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: 04 November 2020



**16 Matipo Street Doveton VIC 3177** Sold Price **\$483,000** Sold Date **03-Aug-20**

 3  2  3

Distance **0.42km**



**17B Myrtle Grove Doveton VIC 3177** Sold Price **\$600,000** Sold Date **21-Jun-20**

 3  3  1

Distance **1.03km**



**28A Sheoak Street Doveton VIC 3177** Sold Price <sup>RS</sup>**\$495,000** Sold Date **16-Jul-20**

 3  2  2

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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