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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Banksia Street, Doveton Vic 3177
Including suburb and	
postcode	

Indicative selling price

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

Range between \$446,000 & \$490,600	Range between	\$446,000	&	\$490,600
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Median sale price

Median price	\$500,500	Hou	ise X	Unit		Suburb	Doveton
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Melia St DOVETON 3177	\$490,000	09/08/2017
2	5 Hakea St DOVETON 3177	\$469,000	14/09/2017
3	2 Peach Ct DOVETON 3177	\$455,000	19/08/2017

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 six months.

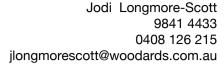
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Indicative Selling Price \$446,000 - \$490,600 **Median House Price** September quarter 2017: \$500,500



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 585 sqm approx

Agent Comments

Comparable Properties



7 Melia St DOVETON 3177 (REI/VG)

--3



Price: \$490,000 Method: Private Sale Date: 09/08/2017 Rooms: 4

Property Type: House Land Size: 585 sqm approx **Agent Comments**



5 Hakea St DOVETON 3177 (REI)

9 3





Price: \$469.000

Method: Sold Before Auction

Date: 14/09/2017

Rooms: -

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



2 Peach Ct DOVETON 3177 (REI/VG)



Price: \$455,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 597 sqm approx

Agent Comments

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