

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

16 Banksia Street, Doveton Vic 3177

Indicative selling price

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

Range between \$446,000

&

\$490,600

Median sale price

Median price \$500,500

House

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.

	Address 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)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 09/08/2017

Rooms: 4

Property Type: House

Land Size: 585 sqm approx



5 Hakea St DOVETON 3177 (REI)

Agent Comments



Price: \$469,000

Method: Sold Before Auction

Date: 14/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 590 sqm approx



2 Peach Ct DOVETON 3177 (REI/VG)

Agent Comments



Price: \$455,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 597 sqm approx