

## 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

6 HIBISCUS COURT 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

\$560,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,000

Property type

House

Suburb

Doveton

Period-from

01 Jan 2022

to

31 Dec 2022

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

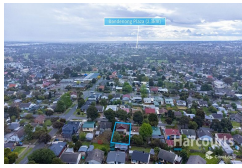
Date of sale

6 NIGRA STREET DOVETON VIC 3177	\$607,000	23-Oct-21
113 POWER ROAD DOVETON VIC 3177	\$575,000	16-Sep-21
3 MIMOSA STREET DOVETON VIC 3177	\$550,000	07-Sep-21

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: 10 January 2023


**6 NIGRA STREET DOVETON VIC  
3177**
 3
  1
  1

Sold Price

**\$607,000**

Sold Date

**23-Oct-21**

Distance

**0.13km**

**113 POWER ROAD DOVETON VIC  
3177**
 3
  1
  2

Sold Price

**\$575,000**

Sold Date

**16-Sep-21**

Distance

**0.18km**

**3 MIMOSA STREET DOVETON VIC  
3177**
 3
  1
  -

Sold Price

**\$550,000**

Sold Date

**07-Sep-21**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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