

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

2/12 DOROTHY 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Doveton

Period-from

01 Jun 2021

to

31 May 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

3/23 TARATA DRIVE DOVETON VIC 3177	\$610,000	29-Mar-22
2/1 ARDEA COURT ENDEAVOUR HILLS VIC 3802	\$675,000	09-Apr-22
126A KIDDS ROAD DOVETON VIC 3177	\$550,000	09-Mar-22

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: 17 June 2022



3/23 TARATA DRIVE DOVETON VIC 3177

3 2 1

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date **29-Mar-22**

Distance **1.42km**



2/1 ARDEA COURT ENDEAVOUR HILLS VIC 3802

3 2 2

Sold Price

\$675,000

Sold Date **09-Apr-22**

Distance **-**



126A KIDDS ROAD DOVETON VIC 3177

3 2 1

Sold Price

\$550,000

Sold Date **09-Mar-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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