

## 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

12 KARRABINA AVENUE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 2024

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

2 KARRABINA AVENUE DOVETON VIC 3177	\$750,000	04-Mar-24
1 JAIDA LANE EUMEMMERRING VIC 3177	\$710,000	20-Jul-24
2/53 KING STREET DANDENONG VIC 3175	\$710,000	23-Sep-24

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: 19 November 2024



**2 KARRABINA AVENUE DOVETON VIC 3177** Sold Price **\$750,000** Sold Date **04-Mar-24**  
Distance **0.05km**

 4  3  2



**1 JAIDA LANE EUMEMMERRING VIC 3177** Sold Price **\$710,000** Sold Date **20-Jul-24**  
Distance **1.6km**

 4  2  -



**2/53 KING STREET DANDENONG VIC 3175** Sold Price <sup>RS</sup> **\$710,000** Sold Date **23-Sep-24**  
Distance **1.52km**

 3  2  2



**3/58 JESSON CRESCENT DANDENONG VIC 3175** Sold Price **\$710,000** Sold Date **27-Jul-24**  
Distance **1.53km**

 3  2  2

RS = Recent sale      UN = Undisclosed Sale

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