

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

1/21 OLEANDER 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

\$399,000

&

\$438,900

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

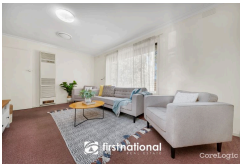
Date of sale

1/103 MCCRAE STREET DANDENONG VIC 3175	\$418,000	04-Sep-24
20/6 HUCKSON STREET DANDENONG VIC 3175	\$430,000	22-Aug-24
7/15 JAMES STREET DANDENONG VIC 3175	\$425,000	27-Aug-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: 20 November 2024

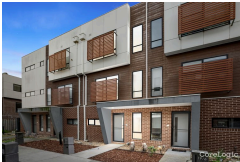


**1/103 MCCRAE STREET
DANDENONG VIC 3175**

3 1 1

Sold Price **\$418,000** Sold Date **04-Sep-24**

Distance **1.36km**



**20/6 HUCKSON STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$430,000** Sold Date **22-Aug-24**

Distance **2.65km**



**7/15 JAMES STREET DANDENONG
VIC 3175**

2 1 -

Sold Price ^{RS} **\$425,000** Sold Date **27-Aug-24**

Distance **3.2km**

RS = Recent sale **UN** = Undisclosed Sale

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