

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

1/34-36 HAWTHORN ROAD 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

\$450,000

&

\$495,000

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

2/21 PITTOSPORUM GROVE DOVETON VIC 3177	\$410,000	09-Oct-23
23 ALMOND DRIVE DOVETON VIC 3177	\$451,000	04-Aug-23
2/29 KIDDS ROAD DOVETON VIC 3177	\$440,000	12-Mar-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: 28 November 2024



**2/21 PITTOSPORUM GROVE
DOVETON VIC 3177**

 2  1  1

Sold Price

\$410,000

Sold Date **09-Oct-23**

Distance

0.35km



**23 ALMOND DRIVE DOVETON VIC
3177**

 2  1  1

Sold Price

\$451,000

Sold Date **04-Aug-23**

Distance

0.59km



**2/29 KIDDS ROAD DOVETON VIC
3177**

 2  1  1

Sold Price

\$440,000

Sold Date **12-Mar-24**

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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