## 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

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$670,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$570,000	Property type	House	Suburb	Doveton		

30 Apr 2024

Source

# Comparable property sales (\*Delete A or B below as applicable)

01 May 2023

**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.

to

Address of comparable property	Price	Date of sale	
53 SHEOAK STREET DOVETON VIC 3177	\$655,000	07-Dec-23	
6 REBECCA STREET DOVETON VIC 3177	\$665,000	17-Jan-24	
7 THE BIRCHES DOVETON VIC 3177	\$615,000	06-Apr-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.

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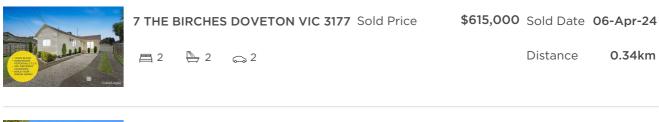


 53 SHEOAK STREET DOVETON VIC Sold Price
 \$655,000
 Sold Date
 07-Dec-23

 3177
 □ 3 □ 2
 Distance
 1.37km



	6 REBE 3177	ECCA ST	REET D	OVETON VIC	Sold Price	\$665,000	Sold Date	17-Jan-24
la contro	<b>=</b> 3	ا	<b>-</b>				Distance	1.34km





5 MARIE STREET DOVETON VIC 3177	Sold Price	\$680,000 Sold Date	04-Mar-24
🖴 3 🌦 1 🞧 1		Distance	0.97km

RS = Recent sale UN = Undisclosed Sale

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