

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

20/96 BOTANICAL GROVE 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

\$549,000

&

\$603,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2021

to

30 Apr 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

10/21 KINGFISHER DRIVE DOVETON VIC 3177	\$570,000	05-Mar-22
6A CAMPHOR COURT DOVETON VIC 3177	\$620,000	04-Dec-21
37A ROWAN DRIVE DOVETON VIC 3177	\$520,000	20-Dec-20

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: 27 May 2022



10/21 KINGFISHER DRIVE DOVETON VIC 3177

3 1 2

Sold Price **\$570,000** Sold Date **05-Mar-22**

Distance -

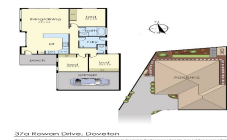


6A CAMPHOR COURT DOVETON VIC 3177

3 2 1

Sold Price **\$620,000** Sold Date **04-Dec-21**

Distance -



37A ROWAN DRIVE DOVETON VIC 3177

3 1 1

Sold Price **\$520,000** Sold Date **20-Dec-20**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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