

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 Sheoak St, Doveton, VIC, 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$630,000 or range between &

Median sale price

Median price \$555,000 *House x *Unit Suburb DOVETON
Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
40 SHEOAK ST DOVETON VIC 3177	\$650,000	10/11/2017
11 REBECCA ST DOVETON VIC 3177	\$630,000	16/08/2017
14 MYRTLE GROVE, DOVETON, VIC 3177	\$582,000	07/08/2017



O'Brien Real Estate