

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

4 WATTLE DRIVE 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Doveton

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/2 WATTLE DRIVE DOVETON VIC 3177	\$585,000	10-Oct-22
3 OLEANDER STREET DOVETON VIC 3177	\$510,000	12-Mar-23
3 POWER ROAD DOVETON VIC 3177	\$520,000	13-Feb-23

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: 22 January 2024



1/2 WATTLE DRIVE DOVETON VIC 3177

Sold Price

\$585,000

Sold Date

10-Oct-22

 3  2  2

Distance

0.02km



3 OLEANDER STREET DOVETON VIC 3177

Sold Price

\$510,000

Sold Date

12-Mar-23

 3  1  2

Distance

0.05km



3 POWER ROAD DOVETON VIC 3177

Sold Price

\$520,000

Sold Date

13-Feb-23

 3  1  1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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