

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

2/3 RAIN COURT 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

\$495,000

&

\$544,500

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 RAIN COURT DOVETON VIC 3177	\$530,000	30-May-23
3/3 RAIN COURT DOVETON VIC 3177	\$565,000	07-Nov-23
3/14 MARIE STREET DOVETON VIC 3177	\$475,000	17-Nov-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: 16 January 2024



1 RAIN COURT DOVETON VIC 3177 Sold Price **\$530,000** Sold Date **30-May-23**

 3  1  2

Distance **0.03km**



3/3 RAIN COURT DOVETON VIC 3177 Sold Price ^{RS} **\$565,000** Sold Date **07-Nov-23**

 3  1  1

Distance **0.02km**



3/14 MARIE STREET DOVETON VIC 3177 Sold Price **\$475,000** Sold Date **17-Nov-23**

 2  1  1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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