

STATEMENT OF INFORMATION

27 CHESTNUT ROAD, DOVETON, VIC 3177

PREPARED BY VITALDI COORAY , WISE GROUP, PHONE: 0435212251



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



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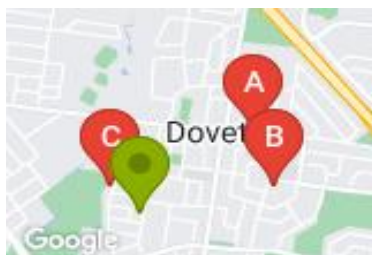
Indicative Selling Price

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

Price Range: **\$525,000 to 575,000**

Provided by: Vitaldi Cooray, Wise Group

MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

\$577,500

01 July 2022 to 30 June 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



112 KIDDS RD, DOVETON, VIC 3177

 3  1  2

Sale Price

\$530,000

Sale Date: 16/05/2023

Distance from Property: 936m



56 TRISTANIA ST, DOVETON, VIC 3177

 3  1  1

Sale Price

\$480,000

Sale Date: 20/04/2023

Distance from Property: 888m



41 BETULA ST, DOVETON, VIC 3177

 3  1  2

Sale Price

\$545,000

Sale Date: 06/04/2023

Distance from Property: 275m



This report has been compiled on 07/07/2023 by Wise Group. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

27 CHESTNUT ROAD, DOVETON, VIC 3177

Indicative selling price

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

Price Range:

\$525,000 to 575,000

Median sale price

Median price

\$577,500

Property type

House

Suburb

DOVETON

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

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

112 KIDDS RD, DOVETON, VIC 3177	\$530,000	16/05/2023
56 TRISTANIA ST, DOVETON, VIC 3177	\$480,000	20/04/2023
41 BETULA ST, DOVETON, VIC 3177	\$545,000	06/04/2023

This Statement of Information was prepared on:

07/07/2023