

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

1/3 ROWAN 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

\$525,000

&

\$577,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Doveton

Period-from

01 Nov 2021

to

31 Oct 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

2/6 CRIMSON DRIVE DOVETON VIC 3177	\$550,000	19-May-22
17 JACARANDA STREET DOVETON VIC 3177	\$575,000	11-Jun-22
5 PITTOSPORUM GROVE DOVETON VIC 3177	\$530,000	25-Aug-22

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: 04 November 2022



2/6 CRIMSON DRIVE DOVETON VIC 3177

2 2 1

Sold Price **\$550,000** Sold Date **19-May-22**

Distance **0.11km**



17 JACARANDA STREET DOVETON VIC 3177

3 1 4

Sold Price **\$575,000** Sold Date **11-Jun-22**

Distance **0.27km**



5 PITTOSPORUM GROVE DOVETON VIC 3177

3 1 2

Sold Price **\$530,000** Sold Date **25-Aug-22**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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