

## 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

5 Floriana Avenue, Doveton Vic 3177

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$530,000

&

\$583,000

#### Median sale price

Median price

\$452,000

House

X

Suburb

Doveton

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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 |
|----------------------------------|-----------|--------------|
| 24 Betula St DOVETON 3177        | \$545,000 | 20/05/2017   |
| 227 Stud Rd DANDENONG NORTH 3175 | \$543,000 | 03/06/2017   |
| 46 Scarlet Dr DOVETON 3177       | \$510,000 | 28/03/2017   |