

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

800b Doveton Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$433,000 Property Type Unit Suburb Soldiers Hill

Period - From 18/10/2021 to 17/10/2022 Source REIV

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 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
1	19 Brighton Ct WENDOUREE 3355	\$520,000	13/05/2022
2	2/604 Havelock St BLACK HILL 3350	\$500,000	23/08/2022
3			

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 six months.~~

This Statement of Information was prepared on: 18/10/2022 10:40



Property Type: Townhouse
Agent Comments

Comparable Properties

19 Brighton Ct WENDOUREE 3355 (VG)

Agent Comments



Price: \$520,000
Method: Sale
Date: 13/05/2022
Property Type: Flat/Unit/Apartment (Res)



2/604 Havelock St BLACK HILL 3350 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 23/08/2022
Property Type: Unit

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 six months.