

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 MIMOSA STREET 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

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

3 HIBISCUS COURT DOVETON VIC 3177	\$640,000	22-Feb-22
97 KIDDS ROAD DOVETON VIC 3177	\$600,101	10-Sep-21
50 WARATAH STREET DOVETON VIC 3177	\$580,000	25-Sep-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: 03 November 2022



3 HIBISCUS COURT DOVETON VIC 3177

Sold Price

\$640,000

Sold Date

22-Feb-22

3

2

2

Distance

0.23km



97 KIDDS ROAD DOVETON VIC 3177

Sold Price

\$600,101

Sold Date

10-Sep-21

3

2

3

Distance

0.23km



50 WARATAH STREET DOVETON VIC 3177

Sold Price

\$580,000

Sold Date

25-Sep-22

3

1

1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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