

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

2/9 The Birches 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Doveton

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/13 Butler Street Eumemmerring VIC 3177	\$495,000	05-Dec-20
3/56 Doveton Avenue Eumemmerring VIC 3177	\$520,000	16-Mar-21

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: 09 April 2021



1/13 Butler Street Eumemmerring VIC 3177

 3
  2
  1

Sold Price

\$495,000

Sold Date **05-Dec-20**

Distance

0.51km


3/56 Doveton Avenue Eumemmerring VIC 3177

 3
  2
  2

Sold Price

^{RS} **\$520,000**

Sold Date **16-Mar-21**

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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