

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 CONFERTA CRESCENT 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

\$585,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Doveton

Period-from

01 Jan 2022

to

31 Dec 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

8 LIQUIDAMBER STREET DOVETON VIC 3177	\$640,000	01-Apr-22
180 POWER ROAD DOVETON VIC 3177	\$660,000	06-Jun-22
3 COOTAMUNDRA STREET DOVETON VIC 3177	\$650,000	21-Jan-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: 31 January 2023


**8 LIQUIDAMBER STREET
DOVETON VIC 3177**
 3  1  -

Sold Price **\$640,000** Sold Date **01-Apr-22**

Distance **0.02km**

**180 POWER ROAD DOVETON VIC
3177**
 3  2  2

Sold Price **\$660,000** Sold Date **06-Jun-22**

Distance **0.12km**

**3 COOTAMUNDRA STREET
DOVETON VIC 3177**
 4  1  4

Sold Price **\$650,000** Sold Date **21-Jan-22**

Distance **0.19km**
RS = Recent sale

UN = Undisclosed Sale

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