

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 FLORIANA AVENUE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$493,625

Property type

House

Suburb

Doveton

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

15 BLOSSOM DRIVE DOVETON VIC 3177	\$570,000	05-Jul-21
42 BETULA STREET DOVETON VIC 3177	\$565,000	11-May-21
20 ALMOND DRIVE DOVETON VIC 3177	\$590,000	19-Mar-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 July 2021



15 BLOSSOM DRIVE DOVETON VIC 3177

Sold Price

^{RS} \$570,000 ^{UN}

Sold Date

05-Jul-21

3

1

2

Distance

1.5km



42 BETULA STREET DOVETON VIC 3177

Sold Price

\$565,000

Sold Date

11-May-21

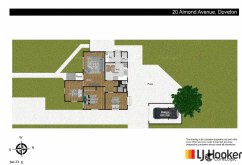
3

1

2

Distance

1.4km



20 ALMOND DRIVE DOVETON VIC 3177

Sold Price

\$590,000

Sold Date

19-Mar-21

3

1

1

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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