

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

30 Sheoak 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Doveton

Period-from

01 Oct 2020

to

30 Sep 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

124 Paperbark Street Doveton VIC 3177	\$475,000	04-May-21
50 Tristania Street Doveton VIC 3177	\$480,000	30-Jun-21
20 Laburnum Grove Doveton VIC 3177	\$495,000	22-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: 26 October 2021



124 Paperbark Street Doveton VIC 3177

 3  1  1

Sold Price

\$475,000

Sold Date

04-May-21

Distance

0.53km



50 Tristania Street Doveton VIC 3177

 3  1  2

Sold Price

\$480,000

Sold Date

30-Jun-21

Distance

0.56km



20 Laburnum Grove Doveton VIC 3177

 3  1  1

Sold Price

\$495,000

Sold Date

22-Mar-21

Distance

0.08km



7 Laburnum Grove Doveton VIC 3177

 3  1  2

Sold Price

\$500,000

Sold Date

31-Jul-21

Distance

0.13km



37 Laurel Avenue Doveton VIC 3177

 3  1  1

Sold Price

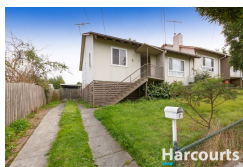
\$505,000

Sold Date

12-Aug-21

Distance

0.32km



9 Laburnum Grove Doveton VIC 3177

 3  1  2

Sold Price

\$510,000

Sold Date

31-Jul-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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