

STATEMENT OF INFORMATION

1 MYRTLE GROVE, DOVETON, VIC 3177

PREPARED BY TIJANA ORLOVIC, ZED REAL ESTATE, PHONE: 0407476261

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MYRTLE GROVE, DOVETON, VIC 3177

3 1 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$550,000 to \$605,000

Provided by: Tijana Orlovic, Zed Real Estate

MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

\$535,100

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



10 PRUNUS GR, DOVETON, VIC 3177

3 1 2

Sale Price

***\$661,000**

Sale Date: 15/03/2018

Distance from Property: 489m



11 MYRTLE GR, DOVETON, VIC 3177

3 1 1

Sale Price

\$625,000

Sale Date: 13/02/2018

Distance from Property: 92m



2/23 OAK AVE, DOVETON, VIC 3177

3 2 1

Sale Price

****\$500,000**

Sale Date: 22/01/2018

Distance from Property: 557m



This report has been compiled on 27/04/2018 by Zed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 MYRTLE GROVE, DOVETON, VIC 3177

Indicative selling price

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Price Range:

\$550,000 to \$605,000

Median sale price

Median price

\$535,100

House

X

Unit

Suburb

DOVETON

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
10 PRUNUS GR, DOVETON, VIC 3177	*\$661,000	15/03/2018
11 MYRTLE GR, DOVETON, VIC 3177	\$625,000	13/02/2018
2/23 OAK AVE, DOVETON, VIC 3177	**\$500,000	22/01/2018