

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 45 SHEOAK STREET, DOVETON 3177

House

  
3 beds

  
1 baths

  
2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range from \$ 500,000 - \$ 550,000

### Median sale price

Median **House** for **DOVETON** for period **Jan 2017 - Mar 2017**  
Sourced from **Pricefinder**.

## \$ 445,000

### Comparable property sales

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 the most comparable to the property for sale.

**21 Bittern Drive,**  
Endeavour Hills 3802

Price \$ 530,000 Sold 19 April 2017

**15 Bamboo Court,**  
Doveton 3177

Price \$ 450,000 Sold 28 March 2017

**46 Scarlet Drive,**  
Doveton 3177

Price \$ 510,000 Sold 17 March 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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### Nicholls Gledhill

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