

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

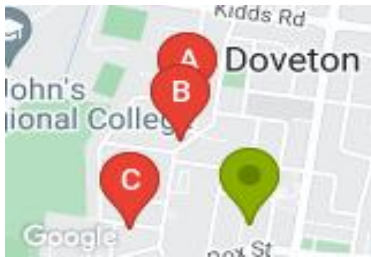
**6 CAMELLIA COURT, DOVETON, VIC 3177** 3 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$580,000 to \$630,000**

Provided by: Mohammad Shafai, Ray White Narre Warren South

## MEDIAN SALE PRICE

**DOVETON, VIC, 3177**

Suburb Median Sale Price (House)

**\$622,500**

01 June 2022 to 31 August 2022

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.

**42 BETULA ST, DOVETON, VIC 3177**

3 1 2

Sale Price

**\*\$610,000**

Sale Date: 13/09/2022

Distance from Property: 458m

**45 CHESTNUT RD, DOVETON, VIC 3177**

3 1 2

Sale Price

**\$592,000**

Sale Date: 22/06/2022

Distance from Property: 373m

**7 CLARET ST, DOVETON, VIC 3177**

3 - -

Sale Price

**\$625,000**

Sale Date: 06/03/2022

Distance from Property: 390m

This report has been compiled on 07/10/2022 by Ray White Narre Warren South. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

6 CAMELLIA COURT, DOVETON, VIC 3177

### Indicative selling price

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

Price Range:

\$580,000 to \$630,000

### Median sale price

Median price

\$622,500

Property type

House

Suburb

DOVETON

Period

01 June 2022 to 31 August 2022

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

|                                   |            |            |
|-----------------------------------|------------|------------|
| 42 BETULA ST, DOVETON, VIC 3177   | *\$610,000 | 13/09/2022 |
| 45 CHESTNUT RD, DOVETON, VIC 3177 | \$592,000  | 22/06/2022 |
| 7 CLARET ST, DOVETON, VIC 3177    | \$625,000  | 06/03/2022 |

This Statement of Information was prepared on:

07/10/2022