

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

2/56 DOVETON AVENUE EUMEMMERRING 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

\$560,000

&

\$616,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$569,500

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Jan 2022

to

31 Dec 2022

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

5 LACEBARK STREET DOVETON VIC 3177	\$575,000	31-Oct-22
5 GUM COURT DOVETON VIC 3177	\$615,000	15-Dec-22
12 MATIPO STREET DOVETON VIC 3177	\$600,000	03-Nov-22

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: 06 January 2023



5 LACEBARK STREET DOVETON VIC 3177

3 1 2

Sold Price **\$575,000** Sold Date **31-Oct-22**

Distance **1.43km**



5 GUM COURT DOVETON VIC 3177

3 1 1

Sold Price ^{RS} **\$615,000** Sold Date **15-Dec-22**

Distance **1.64km**



12 MATIPO STREET DOVETON VIC 3177

2 1 1

Sold Price **\$600,000** Sold Date **03-Nov-22**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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