

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

1/3 DOROTHY 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Dec 2023

to

30 Nov 2024

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

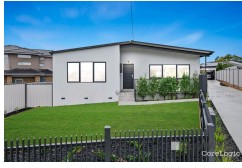
Date of sale

7 HIBISCUS COURT DOVETON VIC 3177	\$560,000	09-Aug-24
37 ROWAN DRIVE DOVETON VIC 3177	\$570,000	16-Aug-24
14 TARATA DRIVE DOVETON VIC 3177	\$510,000	21-Jul-24

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: 11 December 2024



7 HIBISCUS COURT DOVETON VIC 3177

Sold Price

^{RS}

\$560,000

Sold Date **09-Aug-24**

 3  1  1

Distance **0.35km**



37 ROWAN DRIVE DOVETON VIC 3177

Sold Price

\$570,000

Sold Date **16-Aug-24**

 3  1  1

Distance **0.74km**



14 TARATA DRIVE DOVETON VIC 3177

Sold Price

\$510,000

Sold Date **21-Jul-24**

 3  1  -

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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