

## 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

212A POWER ROAD DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2022

to

30 Apr 2023

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 1/144 KIDDS ROAD DOVETON VIC 3177 | \$370,000 | 24-Feb-23 |
| 3/52 KIDDS ROAD DOVETON VIC 3177  | \$390,000 | 14-Feb-23 |
| 15A WATTLE DRIVE DOVETON VIC 3177 | \$400,000 | 11-Feb-23 |

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: 04 May 2023



**1/144 KIDDS ROAD DOVETON VIC 3177**

Sold Price

**\$370,000**

Sold Date

**24-Feb-23**

 2

 1

 4

Distance

**0.73km**



**3/52 KIDDS ROAD DOVETON VIC 3177**

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**14-Feb-23**

 2

 1

 1

Distance

**0.98km**



**15A WATTLE DRIVE DOVETON VIC 3177**

Sold Price

**\$400,000**

Sold Date

**11-Feb-23**

 3

 1

 2

Distance

**1.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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