

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

1/112 POWER ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jun 2023

to

31 May 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

1/19 WARATAH STREET DOVETON VIC 3177	\$450,000	28-Apr-24
153A POWER ROAD DOVETON VIC 3177	\$475,000	17-Apr-24
2/2-4 BUTLER STREET EUMEMMERRING VIC 3177	\$499,888	14-Jan-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 June 2024



1/19 WARATAH STREET DOVETON VIC 3177

3 1 1

Sold Price

^{RS} **\$450,000**

Sold Date **28-Apr-24**

Distance **0.45km**



153A POWER ROAD DOVETON VIC 3177

2 1 1

Sold Price

^{RS} **\$475,000**

Sold Date **17-Apr-24**

Distance **0.39km**



2/2-4 BUTLER STREET EUMEMMERRING VIC 3177

3 1 1

Sold Price

\$499,888

Sold Date **14-Jan-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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