

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 23B Oak Avenue, Doveton, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$450,000

&

\$470,000

Median sale price

Median price

\$455,000

Property Type

House

Suburb

Doveton (3177)

Period - From

01/10/2020

to

30/09/2021

Source

corelogic

Comparable property sales

A 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
2/8 PRUNUS GROVE, DOVETON VIC 3177	\$480,000	08/09/2021
13A HAWTHORN ROAD, DOVETON VIC 3177	\$455,000	10/05/2020
1A CLARET STREET, DOVETON VIC 3177	\$450,000	14/07/2021

This Statement of Information was prepared on: 25/10/2021