

## 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

2/99 POWER ROAD DOVETON VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$499,999

&

\$549,998

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jan 2024

to

31 Dec 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

1/23 TRISTANIA STREET DOVETON VIC 3177	\$535,000	13-Sep-24
1/40 LIQUIDAMBER STREET DOVETON VIC 3177	\$540,000	02-Dec-24
1/96 BOTANICAL GROVE DOVETON VIC 3177	\$515,000	03-Dec-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: 31 January 2025



**1/23 TRISTANIA STREET DOVETON VIC 3177** Sold Price **\$535,000** Sold Date **13-Sep-24**

2 1 1

Distance **0.42km**



**1/40 LIQUIDAMBER STREET DOVETON VIC 3177** Sold Price **\$540,000** Sold Date **02-Dec-24**

2 1 1

Distance **0.97km**



**1/96 BOTANICAL GROVE DOVETON VIC 3177** Sold Price **\$515,000** Sold Date **03-Dec-24**

2 1 1

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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