

## 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

28 SHEOAK STREET 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Mar 2023

to

29 Feb 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 151 DOVETON AVENUE DOVETON VIC 3177          | \$540,000 | 26-Nov-23 |
| 1/24 LAUREL AVENUE DOVETON VIC 3177          | \$510,000 | 12-Sep-23 |
| 1/3 RIVERVIEW CRESCENT EUMEMMERRING VIC 3177 | \$590,000 | 12-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: 04 March 2024



**151 DOVETON AVENUE DOVETON  
VIC 3177**

3 1 1

Sold Price

**\$540,000**

Sold Date

**26-Nov-23**

Distance

**0.19km**



**1/24 LAUREL AVENUE DOVETON  
VIC 3177**

2 1 -

Sold Price

**\$510,000**

Sold Date

**12-Sep-23**

Distance

**0.23km**



**1/3 RIVERVIEW CRESCENT  
EUMEMMERRING VIC 3177**

3 1 2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**12-Jan-24**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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