

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

2/9 DOROTHY STREET 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Aug 2023

to

31 Jul 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

2/3 RAIN COURT DOVETON VIC 3177	\$515,000	27-Feb-24
6A ASH STREET DOVETON VIC 3177	\$495,000	23-Mar-24
3/7 PRUNUS GROVE DOVETON VIC 3177	\$480,000	08-May-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: 02 August 2024



**2/3 RAIN COURT DOVETON VIC
3177**

 2  1  1

Sold Price

\$515,000

Sold Date **27-Feb-24**

Distance **0.33km**



**6A ASH STREET DOVETON VIC
3177**

 2  1  1

Sold Price

\$495,000

Sold Date **23-Mar-24**

Distance **0.62km**



3/7 PRUNUS GROVE DOVETON VIC Sold Price

\$480,000

Sold Date **08-May-24**

 2  1  1

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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