

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

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jul 2023

to

30 Jun 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

1/39 ASH STREET DOVETON VIC 3177

\$490,000

18-May-24

153A POWER ROAD DOVETON VIC 3177

\$475,000

06-Apr-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 July 2024



1/19 WARATAH STREET DOVETON VIC 3177

Sold Price

\$450,000

Sold Date

28-Apr-24



3



1



1

Distance

0.45km



1/39 ASH STREET DOVETON VIC 3177

Sold Price

\$490,000

Sold Date

18-May-24



2



1



1

Distance

0.4km



153A POWER ROAD DOVETON VIC 3177

Sold Price

\$475,000

Sold Date

06-Apr-24



3



1



1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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