

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

2/34 BLOSSOM DRIVE 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

\$635,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2024

to

30 Apr 2025

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

1/30 HAWTHORN ROAD DOVETON VIC 3177	\$610,000	26-Mar-25
32 RIANA LOOP EUMEMMERRING VIC 3177	\$615,750	01-Feb-25
3/98 PAPERBARK STREET DOVETON VIC 3177	\$640,000	-

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: 08 May 2025



1/30 HAWTHORN ROAD DOVETON VIC 3177

Sold Price

\$610,000

Sold Date

26-Mar-25



3



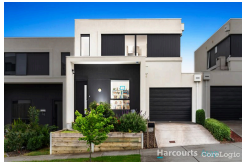
2



1

Distance

0.83km



32 RIANA LOOP EUMEMMERRING VIC 3177

Sold Price

\$615,750

Sold Date

01-Feb-25



3



2



1

Distance

1.61km



3/98 PAPERBARK STREET DOVETON VIC 3177

Sold Price

\$640,000

Sold Date

-



3



2



1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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