

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

2/4 BOX 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 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

2G CHESTNUT ROAD DOVETON VIC 3177	\$637,000	10-Aug-24
131A DOVETON AVENUE DOVETON VIC 3177	\$675,000	20-Sep-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 November 2024



**2G CHESTNUT ROAD DOVETON
VIC 3177**

Sold Price

^{RS}

\$637,000

Sold Date **10-Aug-24**

 3  2  2

Distance **0.42km**



**131A DOVETON AVENUE DOVETON
VIC 3177**

Sold Price

^{RS}

\$675,000

Sold Date **20-Sep-24**

 3  2  2

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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