

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

1/20 LOUIS 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|-------------------------------------|-----------|-----------|
| 3/3 RAIN COURT DOVETON VIC 3177 | \$565,000 | 31-Oct-23 |
| 151 DOVETON AVENUE DOVETON VIC 3177 | \$540,000 | 26-Nov-23 |
| 39 CHESTNUT ROAD DOVETON VIC 3177 | \$560,000 | 24-Jun-23 |

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: 27 February 2024



3/3 RAIN COURT DOVETON VIC 3177

 3  1  1

Sold Price

\$565,000

Sold Date

31-Oct-23

Distance

0.48km



151 DOVETON AVENUE DOVETON VIC 3177

 3  1  1

Sold Price

\$540,000

Sold Date

26-Nov-23

Distance

0.42km



39 CHESTNUT ROAD DOVETON VIC 3177

 3  1  1

Sold Price

\$560,000

Sold Date

24-Jun-23

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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