

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

1/5 PHOTINIA 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

\$539,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2023

to

30 Apr 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

37/21 KINGFISHER DRIVE DOVETON VIC 3177	\$543,500	21-Feb-24
1/20 LOUIS STREET DOVETON VIC 3177	\$575,000	18-Apr-24
1/3 RAIN COURT DOVETON VIC 3177	\$550,000	25-Jan-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: 24 May 2024



**37/21 KINGFISHER DRIVE
DOVETON VIC 3177**

2 1 2

Sold Price **\$543,500** Sold Date **21-Feb-24**

Distance **1.84km**



**1/20 LOUIS STREET DOVETON VIC
3177**

3 1 1

Sold Price **\$575,000** Sold Date **18-Apr-24**

Distance **1.09km**



**1/3 RAIN COURT DOVETON VIC
3177**

2 1 1

Sold Price **\$550,000** Sold Date **25-Jan-24**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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