

# 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 1/96 Botanical Grove, Doveton, 3177, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*520,000 & \$560,000

### Median sale price

Median price \$495,725 Property type unit Suburb Doveton

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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
7A Oleander Street, Doveton	\$500,000	25/01/2024
2/3 Rain Court, Doveton	\$515,000	28/02/2024
1/3 Rain Court, Doveton	\$550,000	05/02/2024

This Statement of Information was prepared on: 20/03/2024