

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	18A Cootamundra Street Doveton, 3177
---	--------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$500,000 & \$550,000
---------------	-----------------------

### Median sale price

Median price	\$525,000	Property Type	UNIT	Suburb	DOVETON
Period - From	01-Jan-2023	to	31-Dec-2023	Source	PriceFinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	5A DOTTEREL CL, DOVETON	\$525,000	29-Mar-2023
2	3/3 RAIN CRT, DOVETON	\$565,000	31-Oct-2023
3	7/21 KINGFISHER DR, DOVETON	\$532,000	22-Dec-2023

This statement of information was prepared on 21-Feb-2024 at 12:34:52 PM EST