

## 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

2/165 POWER ROAD DOVETON VIC 3177

### 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

&

\$572,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Apr 2023

to

31 Mar 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

2/96 BOTANICAL GROVE DOVETON VIC 3177	491000	19-Feb-24
2/23 ROSS STREET DANDENONG VIC 3175	550000	19-Dec-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: 09 April 2024



**2/96 BOTANICAL GROVE  
DOVETON VIC 3177**

 2  1  1

Sold Price

<sup>RS</sup> **491000**

Sold Date **19-Feb-24**

Distance **0.63km**



**2/23 ROSS STREET DANDENONG  
VIC 3175**

 2  1  1

Sold Price

**550000**

Sold Date **19-Dec-23**

Distance **1.33km**

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

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