

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

2/53 TRISTANIA 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Doveton

Period-from

01 Aug 2022

to

31 Jul 2023

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

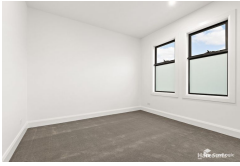
Date of sale

1D MIMOSA STREET DOVETON VIC 3177	\$720,000	13-Jun-23
11 BARRIER REEF CIRCUIT ENDEAVOUR HILLS VIC 3802	\$749,000	30-Jun-23
5/25 WILLIAM AVENUE HALLAM VIC 3803	\$655,000	17-Mar-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: 23 August 2023



1D MIMOSA STREET DOVETON VIC 3177

Sold Price

\$720,000

Sold Date

13-Jun-23

 4  2  2

Distance

0.56km



11 BARRIER REEF CIRCUIT ENDEAVOUR HILLS VIC 3802

Sold Price

^{RS} **\$749,000**

Sold Date

30-Jun-23

 4  2  4

Distance

1.33km



5/25 WILLIAM AVENUE HALLAM VIC 3803

Sold Price

^{RS} **\$655,000**

Sold Date

17-Mar-23

 4  3  2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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