

## 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

3/8 ALMOND DRIVE 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

\$639,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Commercial

Suburb

Doveton

Period-from

01 Jan 2023

to

31 Dec 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

2/3 SHEOAK STREET DOVETON VIC 3177	\$655,000	07-Sep-23
134A DOVETON AVENUE DOVETON VIC 3177	\$680,000	18-Aug-23
1/53 TRISTANIA STREET DOVETON VIC 3177	\$650,000	05-Oct-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: 22 January 2024



**2/3 SHEOAK STREET DOVETON  
VIC 3177**

3 2 1

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date **07-Sep-23**

Distance **0.13km**



**134A DOVETON AVENUE  
DOVETON VIC 3177**

3 2 4

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date **18-Aug-23**

Distance **0.2km**



**1/53 TRISTANIA STREET DOVETON  
VIC 3177**

4 1 -

Sold Price

**\$650,000**

Sold Date **05-Oct-23**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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