

## 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

42 MATIPO STREET 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

\$590,000

&

\$640,000

### 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

38 MATIPO STREET DOVETON VIC 3177	\$635,000	20-Feb-24
1A THE BIRCHES DOVETON VIC 3177	\$642,500	13-Feb-24
4/10 MYRTLE GROVE DOVETON VIC 3177	\$580,000	07-Feb-24

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: 18 April 2024



**38 MATIPO STREET DOVETON VIC 3177**

Sold Price

<sup>RS</sup>

**\$635,000**

Sold Date

**20-Feb-24**

 3  2  2

Distance

**0.02km**



**1A THE BIRCHES DOVETON VIC 3177**

Sold Price

**\$642,500**

Sold Date

**13-Feb-24**

 3  2  1

Distance

**0.49km**



**4/10 MYRTLE GROVE DOVETON VIC 3177**

Sold Price

**\$580,000**

Sold Date

**07-Feb-24**

 3  2  1

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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