

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

5 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 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

16 BOTTLEBRUSH DRIVE DOVETON VIC 3177	\$560,000	18-Dec-23
1/4 ALICE COURT HALLAM VIC 3803	\$565,000	05-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: 20 February 2024



**16 BOTTLEBRUSH DRIVE
DOVETON VIC 3177**

 3  1  1

Sold Price ^{RS} **\$560,000** Sold Date **18-Dec-23**

Distance **0.57km**



**1/4 ALICE COURT HALLAM VIC
3803**

 3  1  1

Sold Price ^{RS} **\$565,000** Sold Date **05-Dec-23**

Distance **2.52km**

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

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