

## 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

6 REBECCA 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

\$610,000

&

\$671,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

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

3 KATHRYN STREET DOVETON VIC 3177	710000	27-Dec-23
81 BETULA STREET DOVETON VIC 3177	632000	25-Oct-23
32 LAUREL AVENUE DOVETON VIC 3177	681000	02-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: 10 January 2024



**3 KATHRYN STREET DOVETON VIC** Sold Price **3177**

 3  2  2

<sup>RS</sup> **710000** Sold Date **27-Dec-23**

Distance **0.78km**



**81 BETULA STREET DOVETON VIC** Sold Price **3177**

 3  1  2

**632000** Sold Date **25-Oct-23**

Distance **1.38km**



**32 LAUREL AVENUE DOVETON VIC** Sold Price **3177**

 3  1  3

<sup>RS</sup> **681000** Sold Date **02-Dec-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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