

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

7/34-36 HAWTHORN ROAD 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jun 2023

to

31 May 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

7/41 DOVETON AVENUE EUMEMMERRING VIC 3177	\$435,000	24-Apr-24
3/104 HERBERT STREET DANDENONG VIC 3175	\$410,000	07-May-24
14/57 CLOW STREET DANDENONG VIC 3175	\$360,000	02-Apr-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: 11 June 2024



**7/41 DOVETON AVENUE
EUMEMMERRING VIC 3177**

2 1 1

Sold Price **\$435,000** Sold Date **24-Apr-24**

Distance **1.14km**



**3/104 HERBERT STREET
DANDENONG VIC 3175**

2 1 -

Sold Price ^{RS} **\$410,000** Sold Date **07-May-24**

Distance **2.06km**



**14/57 CLOW STREET DANDENONG
VIC 3175**

2 1 -

Sold Price **\$360,000** Sold Date **02-Apr-24**

Distance **2.1km**

RS = Recent sale UN = Undisclosed Sale

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