

## 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

76 BOX 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

\$600,000

&

\$660,000

### 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

2/4 GUM COURT DOVETON VIC 3177	\$638,000	15-Jan-24
1A THE BIRCHES DOVETON VIC 3177	\$642,500	13-Feb-24
2/12A GRANDVIEW AVENUE DANDENONG VIC 3175	\$645,000	25-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: 06 June 2024

**2/4 GUM COURT DOVETON VIC 3177**

3 2 2

Sold Price **\$638,000** Sold Date **15-Jan-24**Distance **1.4km****1A THE BIRCHES DOVETON VIC 3177**

3 2 1

Sold Price **\$642,500** Sold Date **13-Feb-24**Distance **0.84km****2/12A GRANDVIEW AVENUE DANDENONG VIC 3175**

3 2 2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **25-Apr-24**Distance **1.48km****RS** = Recent sale      **UN** = Undisclosed Sale

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