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	2/9 DOROTHY 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	$468,000	&	$498,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Doveton
Period-from	01 Aug 2023	to	31 Jul 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
1/39 ASH STREET DOVETON VIC 3177	$490,000	18-May-24
6A ASH STREET DOVETON VIC 3177	$495,000	23-Mar-24
3/7 PRUNUS GROVE DOVETON VIC 3177	$480,000	08-May-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: 21 August 2024

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1/39 ASH STREET DOVETON VIC 3177

2 1 1

Sold Price **$490,000** Sold Date **18-May-24**

Distance **0.68km**



6A ASH STREET DOVETON VIC 3177

2 1 1

Sold Price **$495,000** Sold Date **23-Mar-24**

Distance **0.62km**



3/7 PRUNUS GROVE DOVETON VIC 3177

2 1 1

Sold Price **$480,000** Sold Date **08-May-24**

Distance **1.16km**

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

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