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 MOONAH COURT 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,000	Property type	House	Suburb	Doveton
Period-from	01 Apr 2022	to	31 Mar 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
4 LOUIS STREET DOVETON VIC 3177	$621,000	23-Jan-23
13 PEACH COURT DOVETON VIC 3177	$650,000	28-Nov-22
6 BLOSSOM DRIVE DOVETON VIC 3177	$580,000	08-Mar-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: 24 April 2023

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4 LOUIS STREET DOVETON VIC 3177

3 1 8

Sold Price **$621,000** Sold Date **23-Jan-23**

Distance **0.36km**



13 PEACH COURT DOVETON VIC 3177

3 1 -

Sold Price **$650,000** Sold Date **28-Nov-22**

Distance **1.17km**



6 BLOSSOM DRIVE DOVETON VIC 3177

3 1 2

Sold Price **$580,000** Sold Date **08-Mar-23**

Distance **0.92km**

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

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