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	2/34 BLOSSOM DRIVE 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	$635,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	Unit	Suburb	Doveton
Period-from	01 May 2024	to	30 Apr 2025	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
1/30 HAWTHORN ROAD DOVETON VIC 3177	$610,000	26-Mar-25
32 RIANA LOOP EUMEMMERRING VIC 3177	$615,750	01-Feb-25
3/98 PAPERBARK STREET DOVETON VIC 3177	$640,000	-

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.~~

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1/30 HAWTHORN ROAD DOVETON VIC 3177

3 2 1

Sold Price **$610,000** Sold Date **26-Mar-25**

Distance **0.83km**



32 RIANA LOOP EUMEMMERRING VIC 3177

3 2 1

Sold Price **$615,750** Sold Date **01-Feb-25**

Distance **1.61km**



3/98 PAPERBARK STREET DOVETON VIC 3177

3 2 1

Sold Price **$640,000** Sold Date **-**

Distance **1.05km**

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

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