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	1/112 POWER 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	$430,000	&	$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	Doveton
Period-from	01 Jul 2023	to	30 Jun 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
1/19 WARATAH STREET DOVETON VIC 3177	$450,000	28-Apr-24
1/39 ASH STREET DOVETON VIC 3177	$490,000	18-May-24
153A POWER ROAD DOVETON VIC 3177	$475,000	06-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: 31 July 2024

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1/19 WARATAH STREET DOVETON VIC 3177

3 1 1

Sold Price **$450,000** Sold Date **28-Apr-24**

Distance **0.45km**



1/39 ASH STREET DOVETON VIC 3177

2 1 1

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

Distance **0.4km**



153A POWER ROAD DOVETON VIC 3177

3 1 1

Sold Price **$475,000** Sold Date **06-Apr-24**

Distance **0.39km**

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

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