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	6 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	$580,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Doveton
Period-from	01 Mar 2022	to	28 Feb 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
6 HIBISCUS COURT DOVETON VIC 3177	$540,000	28-Jan-23
8 HIBISCUS COURT DOVETON VIC 3177	$600,000	16-Jan-23
57 TRISTANIA STREET DOVETON VIC 3177	$540,000	12-Feb-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: 22 March 2023

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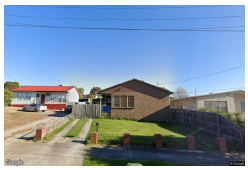


6 HIBISCUS COURT DOVETON VIC 3177

3 1 2

Sold Price **$540,000** Sold Date **28-Jan-23**

Distance **0.58km**



8 HIBISCUS COURT DOVETON VIC 3177

3 1 6

Sold Price **$600,000** Sold Date **16-Jan-23**

Distance **0.59km**



57 TRISTANIA STREET DOVETON VIC 3177

3 1 2

Sold Price RS **$540,000** Sold Date **12-Feb-23**

Distance **0.61km**

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

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