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<br>Including suburb and postcode | 7 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 | $690,000 | & | $759,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $548,000 | Property type | House | Suburb | Doveton |
| Period-from | 01 Oct 2020 | to | 30 Sep 2021 | 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 Dorothy Street Doveton VIC 3177 | $726,000 | 15-May-21 |
| 11 Zachary Hicks Crescent Endeavour Hills VIC 3802 | $755,000 | 20-Sep-21 |
| 44 Betula Street Doveton VIC 3177 | $705,000 | 25-Aug-21 |

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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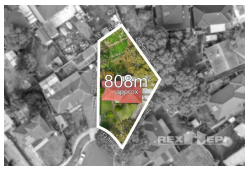
**4 Dorothy Street Doveton VIC 3177** Sold Price **$726,000** Sold Date **15-May-21**

3 1 1 Distance **0.13km**



**11 Zachary Hicks Crescent Endeavour Hills VIC 3802** Sold Price RS **$755,000** Sold Date **20-Sep-21**

4 2 6 Distance **0.57km**




**44 Betula Street Doveton VIC 3177** Sold Price **$705,000** Sold Date **25-Aug-21**

3 1 2 Distance **1.05km**

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

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