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 Nigra 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	$570,000	&	$625,000

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
113 Power Road Doveton VIC 3177	$575,000	04-Oct-21
71 Tristania Street Doveton VIC 3177	$590,000	27-Jun-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.

This Statement of Information was prepared on: 07 October 2021

Alok Paudel
M 0425616325
E alok.paudel@harcourts.com.au



113 Power Road Doveton VIC 3177

3 1 1

Sold Price RS **$575,000** Sold Date **04-Oct-21**

Distance **0.12km**



71 Tristania Street Doveton VIC 3177

3 1 2

Sold Price **$590,000** Sold Date **27-Jun-21**

Distance **0.21km**

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

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