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	5/18 MARIE 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	$260,000	&	$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Doveton
Period-from	01 Jun 2022	to	31 May 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
3/18 MARIE STREET DOVETON VIC 3177	$288,000	24-May-23
2/16 STUD ROAD DANDENONG VIC 3175	$275,000	08-May-23
2/27 STUD ROAD DANDENONG VIC 3175	$256,000	20-Oct-22

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 June 2023

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3/18 MARIE STREET DOVETON VIC 3177

1 1 1

Sold Price RS **$288,000** Sold Date **24-May-23**

Distance **0.02km**



2/16 STUD ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$275,000** Sold Date **08-May-23**

Distance **2.05km**



2/27 STUD ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$256,000** Sold Date **20-Oct-22**

Distance **2.13km**

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

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