

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

1/15 ROSE 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,000

Property type

Unit

Suburb

Doveton

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/27-29 WATTLE DRIVE DOVETON VIC 3177	\$560,000	15-Dec-21
10 BOTTLEBRUSH DRIVE DOVETON VIC 3177	\$495,000	27-Nov-21
2/5 APPLE COURT DOVETON VIC 3177	\$510,000	28-Sep-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: 09 March 2022



1/27-29 WATTLE DRIVE DOVETON VIC 3177

Sold Price

\$560,000

Sold Date

15-Dec-21



3



1



1

Distance

0.63km



10 BOTTLEBRUSH DRIVE DOVETON VIC 3177

Sold Price

\$495,000

Sold Date

27-Nov-21



3



1



2

Distance

0.47km



2/5 APPLE COURT DOVETON VIC 3177

Sold Price

\$510,000

Sold Date

28-Sep-21



3



2



1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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