

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

15 TRISTANIA 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

\$569,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Jul 2022

to

30 Jun 2023

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

134 DOVETON AVENYE DOVETON VIC 3177	\$565,000	04-Apr-23
4 LOUIS STREET DOVETON VIC 3177	\$621,000	23-Jan-23
51 CRIMSON DRIVE DOVETON VIC 3177	\$583,000	23-Jun-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: 01 September 2023

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45 OCONNOR AVENUE CLYDE
NORTH VIC 3978

 3  2  2

Sold Price \$700,000 Sold Date 02-May-23

Distance 5.15km



82 SELANDRA BOULEVARD CLYDE
NORTH VIC 3978

 3  2  2

Sold Price \$680,000 Sold Date 12-May-23

Distance 0.09km



19 SLOANE DRIVE CLYDE NORTH
VIC 3978

 3  2  2

Sold Price \$705,000 Sold Date 04-Apr-23

Distance 1.3km

RS = Recent sale UN = Undisclosed Sale

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