

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 21 Oak Avenue, Doveton, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$625,000

&

\$650,000

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Doveton (3177)

Period - From

01/09/2020

to

31/08/2021

Source

CoreLogic

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------|-----------|--------------|
| 87 ASH STREET, DOVETON VIC 3177 | \$653,000 | 26/07/2021 |
| 12 PYRUS COURT, DOVETON VIC 3177 | \$650,000 | 24/03/2021 |
| 37 CHESTNUT ROAD, DOVETON VIC 3177 | \$635,000 | 15/04/2021 |

This Statement of Information was prepared on: 06/09/2021