

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

1/4 BOX 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2023

to

30 Apr 2024

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

1/19 WARATAH STREET DOVETON VIC 3177	\$450,000	28-Apr-24
1/20 LOUIS STREET DOVETON VIC 3177	\$575,000	18-Apr-24
164 KIDDS ROAD DOVETON VIC 3177	\$465,000	09-Feb-24

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: 10 May 2024



1/19 WARATAH STREET DOVETON VIC 3177

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **28-Apr-24**

 3  1  1

Distance **1.06km**



1/20 LOUIS STREET DOVETON VIC 3177

Sold Price ^{RS} **\$575,000** Sold Date **18-Apr-24**

 3  1  1

Distance **1.24km**



164 KIDDS ROAD DOVETON VIC 3177

Sold Price ^{RS} **\$465,000** ^{UN} Sold Date **09-Feb-24**

 3  1  1

Distance **0.93km**

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

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