

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

16 DEODAR 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	\$668,800	&	\$735,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$590,000	Property type	Other	Suburb	Doveton
Period-from	01 Aug 2023	to	31 Jul 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
2/19 WARATAH STREET DOVETON VIC 3177	\$660,000	01-Jul-24
3/58 JESSON CRESCENT DANDENONG VIC 3175	\$710,000	09-Aug-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: 20 August 2024



2/19 WARATAH STREET DOVETON Sold Price
VIC 3177

3 2 1

^{RS} **\$660,000** Sold Date **01-Jul-24**

Distance **1.48km**



3/58 JESSON CRESCENT Sold Price
DANDENONG VIC 3175

3 2 2

^{RS} **\$710,000** Sold Date **09-Aug-24**

Distance **1.53km**

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

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