

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

4 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

\$688,800

&

\$735,000

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
VIC 3177** 3  2  1

Sold Price

^{RS} **\$660,000** Sold Date **01-Jul-24**Distance **1.46km****3/58 JESSON CRESCENT
DANDENONG VIC 3175** 3  2  2

Sold Price

^{RS} **\$710,000** Sold Date **09-Aug-24**Distance **1.53km****RS** = Recent sale**UN** = Undisclosed Sale

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