

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 2/3 Blossom Drive, Doveton, VIC 3177

Indicative selling price

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

Single Price \$360,000

Median sale price

Median price \$480,000 Property Type House Suburb Doveton (3177)

Period - From 01/09/2018 to 31/08/2019 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
8/56 DOVETON AVENUE, EUMEMMERRING VIC 3177	\$400,000	23/05/2019
5/6 PODMORE STREET, DANDENONG VIC 3175	\$367,000	17/04/2019
2/12 PRUNUS GROVE, DOVETON VIC 3177	\$385,000	02/12/2018

This Statement of Information was prepared on: 25/10/2019