

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 26 Chestnut Road, Doveton Vic 3177

Indicative selling price

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

Range between \$430,000

&

\$465,000

Median sale price

Median price \$465,000

House

X

Unit

Suburb Doveton

Period - From 01/07/2018

to

30/06/2019

Source REIV

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 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
1	115 Power Rd DOVETON 3177	\$432,000	08/02/2019
2	13 Boobyalla St DOVETON 3177	\$445,000	01/04/2019
3	18 Eugenia St DOVETON 3177	\$466,000	26/02/2019

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 six months.



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Rooms:
Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$465,000
Median House Price
Year ending June 2019: \$465,000

Comparable Properties



115 Power Rd DOVETON 3177 (REI/VG)

Agent Comments

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Price: \$432,000
Method: Private Sale
Date: 08/02/2019
Rooms: -
Property Type: House
Land Size: 585 sqm approx

13 Boobyalla St DOVETON 3177 (VG)

Agent Comments

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Price: \$445,000
Method: Sale
Date: 01/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx

18 Eugenia St DOVETON 3177 (VG)

Agent Comments

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Price: \$466,000
Method: Sale
Date: 26/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 596 sqm approx