

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

3/14 Marie Street, Doveton Vic 3177

Indicative selling price

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

Range between \$450,000

&

\$495,000

Median sale price

Median price \$513,000

Property Type Unit

Suburb Doveton

Period - From 01/07/2023

to

30/09/2023

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	8 Stenocarpus Dr DOVETON 3177	\$485,000	30/09/2023
2	1A Rowan Dr DOVETON 3177	\$472,000	10/05/2023
3	137a Power Rd DOVETON 3177	\$455,000	16/08/2023

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.~~

This Statement of Information was prepared on:

27/10/2023 10:03



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
September quarter 2023: \$513,000

Comparable Properties



8 Stenocarpus Dr DOVETON 3177 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 30/09/2023
Property Type: Unit



1A Rowan Dr DOVETON 3177 (REI/VG)

Agent Comments



Price: \$472,000
Method: Private Sale
Date: 10/05/2023
Property Type: Unit
Land Size: 292 sqm approx



137a Power Rd DOVETON 3177 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 16/08/2023
Property Type: Unit

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