

## 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

3/41 Doveton Avenue Eumemmerring VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$431,000

Property type

Unit

Suburb

Eumemmerring

Period-from

01 Jun 2020

to

31 May 2021

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

3/48 Doveton Avenue Eumemmerring VIC 3177	\$431,000	20-Dec-20
4/52 Kidds Road Doveton VIC 3177	\$445,000	04-Jan-21
26 Laurel Avenue Doveton VIC 3177	\$351,000	19-Jan-21

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: 13 June 2021



**3/48 Doveton Avenue  
 Eumemmerring VIC 3177**

 2  1  2

Sold Price **\$431,000** Sold Date **20-Dec-20**

Distance **0.15km**



**4/52 Kidds Road Doveton VIC 3177**

 2  1  1

Sold Price **\$445,000** Sold Date **04-Jan-21**

Distance **1.34km**



**26 Laurel Avenue Doveton VIC 3177**

 2  1  1

Sold Price **\$351,000** Sold Date **19-Jan-21**

Distance **0.98km**

RS = Recent sale      UN = Undisclosed Sale

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