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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

47 Chestnut Road Doveton VIC 3177

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$425,000 & \$440,000

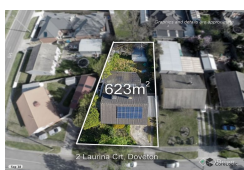











## Median Sale Price

\$540,000 Houses in Doveton between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>2 Laurina Court Doveton VIC 3177</b>	Sold Price	<b>\$450,000</b>	Sold Date	<b>01-Nov-18</b>
 3  1  2				Distance	<b>0.54km</b>
	<b>17 Melia Street Doveton VIC 3177</b>	Sold Price	<b>\$460,000</b>	Sold Date	<b>10-Sep-18</b>
 3  1  1				Distance	<b>0.56km</b>
	<b>3 Conferta Crescent Doveton VIC 3177</b>	Sold Price	<b>\$430,000</b>	Sold Date	<b>02-Jan-19</b>
 3  1  2				Distance	<b>0.97km</b>

RS = Recent sale

UN = Undisclosed Sale

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