

## 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

4 TI-TREE DRIVE DOVETON 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Nov 2023

to

31 Oct 2024

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

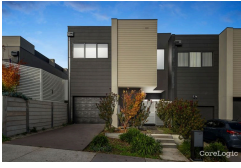
Date of sale

29 PHOTINIA STREET DOVETON VIC 3177	\$615,000	03-Aug-24
1A FUGOSIA STREET DOVETON VIC 3177	\$610,000	18-Jul-24

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: 11 November 2024



**29 PHOTINIA STREET DOVETON  
VIC 3177**

3 2 1

Sold Price

**\$615,000**

Sold Date **03-Aug-24**

Distance

**0.62km**



**1A FUGOSIA STREET DOVETON  
VIC 3177**

3 2 1

Sold Price

**\$610,000**

Sold Date **18-Jul-24**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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