

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

7 ASPEN LANE DOVETON VIC 3177

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Doveton

Period-from

01 Sep 2023

to

31 Aug 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

1A FUGOSIA STREET DOVETON VIC 3177	\$610,000	12-Aug-24
29 PHOTINIA STREET DOVETON VIC 3177	\$615,000	03-Aug-24
21 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177	\$650,000	04-Apr-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 September 2024



OBrien Real Estate

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1A FUGOSIA STREET DOVETON VIC 3177

3 2 1

Sold Price

^{RS}

\$610,000

Sold Date

12-Aug-24

Distance

0.36km



29 PHOTINIA STREET DOVETON VIC 3177

3 2 1

Sold Price

\$615,000

Sold Date

03-Aug-24

Distance

0.58km



21 EUMEMMERRING DRIVE EUMEMMERRING VIC 3177

3 2 2

Sold Price

\$650,000

Sold Date

04-Apr-24

Distance

0.63km



8A ROMA COURT EUMEMMERRING VIC 3177

3 2 1

Sold Price

\$640,000

Sold Date

16-Apr-24

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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