

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Units offered for sale

Address

58 Doveton Avenue, Eumemmerring, VIC 3177

Indicative selling price

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

Unit type or class	Single price
'The Simone' Townhouse	\$545,000
'The Lara', 'The Alanna', 'The Bianca' Townhouses	\$515,000
'The Carmen' and 'The Peiyee' Townhouses	\$505,000
'The Jessica' Townhouse	\$439,000
'The Diana' and 'The Tess' Townhouses	\$619,000
'The Vanessa' Townhouse	\$639,000
'The Jennifer' Townhouse	\$530,000
'The Jaida' Townhouse	\$597,000
'The Natalie' Townhouse	\$607,000

Suburb unit median sale price

Median price

\$ 452,000

Suburb

Doveton

Period - From

01/01/2017

To

31/03/2017

Source

REIV – Real Estate Institute of Victoria

Comparable property sales

'The Simone' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Lara', 'The Alanna', 'The Bianca' Townhouses	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Carrmen' and 'The Peiyee' Townhouses	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Jessica' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Diana' and 'The Tess' Townhouses	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Vanessa' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Jennifer' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Jaida' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
'The Natalie' Townhouse	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Additional Notations:

All properties listed form part of a new, off-the-plan development offering property stock new to the area. Similar stock does not and has not existed within 2km of the address and thus comparable properties are not available to provide price comparison.