

James Fernando

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/1 Cedar Street Doveton VIC 3177

 3  1  3

## Indicative Selling Price

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

Range between \$450,000 & \$490,000













## Median Sale Price

\$432,500 Units in Doveton between 01 May 2018 - 30 Apr 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>22/21 Kingfisher Drive Doveton VIC</b> Sold Price <sup>RS</sup> <b>\$419,500</b> <sup>UN</sup>	Sold Date <b>03-May-19</b>
 2  1  1	Distance <b>1.91km</b>	
	<b>6/17-19 Edith Street Dandenong VIC</b> Sold Price <b>\$470,000</b>	Sold Date <b>29-Nov-18</b>
 3  2  1	Distance <b>1.97km</b>	
	<b>86/112 Stud Road Dandenong VIC</b> Sold Price <b>\$475,000</b>	Sold Date <b>14-Feb-19</b>
 3  -  -	Distance <b>1.97km</b>	

RS = Recent sale

UN = Undisclosed Sale

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