

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

1 KARO COURT 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

\$750,000

&

\$810,000

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

5 MOONAH COURT DOVETON VIC 3177	\$650,000	05-May-23
30 MARIE STREET DOVETON VIC 3177	\$750,000	01-Dec-23
12 BAMBOO COURT DOVETON VIC 3177	\$700,000	21-Aug-23

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: 30 September 2024



5 MOONAH COURT DOVETON VIC 3177

Sold Price

\$650,000

Sold Date

05-May-23

3

1

1

Distance

0.17km



30 MARIE STREET DOVETON VIC 3177

Sold Price

\$750,000

Sold Date

01-Dec-23

3

1

1

Distance

0.87km



12 BAMBOO COURT DOVETON VIC 3177

Sold Price

\$700,000

Sold Date

21-Aug-23

3

1

1

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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