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

13 Laurina 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	\$480,000	&	\$520,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$470,000	Prope	erty type	ty type House		Suburb	Doveton
Period-from	01 Nov 2018	to	31 Oct 2	2019	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
35 Marie Street Doveton VIC 3177	\$520,000	19-Jun-19
10 Magnolia Grove Doveton VIC 3177	\$500,000	17-May-19
17 Crimson Drive Doveton VIC 3177	\$472,000	23-Sep-19

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.

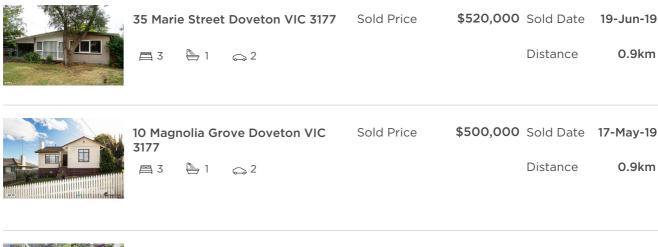
This Statement of Information was prepared on: 15 November 2019



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17 Crimson Drive Doveton VIC 3177 Sold Price \$472,000 Sold Date 23-Sep-19 Distance 0.12km 酉 3 1 🐣 ్ల 2

RS = Recent sale UN = Undisclosed Sale

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