

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

4 CERCIS 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

\$599,000

&

\$658,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Mar 2023

to

29 Feb 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

3 CERCIS COURT DOVETON VIC 3177	\$625,000	14-Sep-23
51 BOX STREET DOVETON VIC 3177	\$630,000	08-Sep-23
8 HAKEA STREET DOVETON VIC 3177	\$655,000	08-Sep-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: 04 March 2024


3 CERCIS COURT DOVETON VIC 3177

Sold Price

\$625,000

Sold Date

14-Sep-23
 3

 1

 2

Distance

0.05km

51 BOX STREET DOVETON VIC 3177

Sold Price

\$630,000

Sold Date

08-Sep-23
 3

 1

 4

Distance

0.35km

8 HAKEA STREET DOVETON VIC 3177

Sold Price

\$655,000

Sold Date

08-Sep-23
 3

 1

 2

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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