

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 PISA 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Doveton

Period-from

01 Jun 2021

to

31 May 2022

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 DOTTEREL CLOSE DOVETON VIC 3177	\$640,000	11-Sep-21
42 SCARLET DRIVE DOVETON VIC 3177	\$610,000	18-Mar-22
19 SCARLET DRIVE DOVETON VIC 3177	\$650,000	30-Oct-21

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: 10 June 2022



5 DOTTEREL CLOSE DOVETON VIC 3177 Sold Price **\$640,000** Sold Date **11-Sep-21**

3 1 3

Distance **0.19km**



42 SCARLET DRIVE DOVETON VIC 3177 Sold Price **\$610,000** Sold Date **18-Mar-22**

3 1 1

Distance **0.46km**



19 SCARLET DRIVE DOVETON VIC 3177 Sold Price **\$650,000** Sold Date **30-Oct-21**

3 1 3

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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