

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 55 Crimson Drive, Doveton, Victoria 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 \$*545,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$529,000

*House X

*Unit

Suburb Doveton

Period - From July 2017

to June 2018

Source Rp Data Core Logic

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 six 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
1 11 Almond Drive, Doveton	\$523,000	28/4/18
2 46 Crimson Drive, Doveton	\$530,000	31/7/18
3 78 Crimson Drive, Doveton	\$550,000	18/4/18

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 six months.