

## 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

18 CRIMSON DRIVE DOVETON VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,282,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 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 IRENE COURT DANDENONG VIC 3175	\$1,150,000	24-Oct-23
6 WIRILDA COURT DOVETON VIC 3177	\$660,000	04-Oct-23
17 LAURINA COURT DOVETON VIC 3177	\$640,000	18-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: 07 February 2024

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**3 IRENE COURT DANDENONG VIC 3175** Sold Price **\$1,150,000** Sold Date **24-Oct-23**  
 Distance **0.51km**  
 4 beds 2 bathrooms - car spaces



**6 WIRILDA COURT DOVETON VIC 3177** Sold Price **\$660,000** Sold Date **04-Oct-23**  
 Distance **0.48km**  
 3 beds 1 bathroom - car spaces



**17 LAURINA COURT DOVETON VIC 3177** Sold Price **\$640,000** Sold Date **18-Sep-23**  
 Distance **0.05km**  
 3 beds 1 bathroom 5 car spaces

RS = Recent sale      UN = Undisclosed Sale

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