

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

7 HEATH 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Doveton

Period-from

01 Mar 2022

to

28 Feb 2023

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 HEATH COURT DOVETON VIC 3177	\$655,000	05-Dec-22
5 BERRY COURT DOVETON VIC 3177	\$710,000	03-Oct-22
114 POWER ROAD DOVETON VIC 3177	\$645,000	16-Oct-22

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.~~

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Dilan Niroschan
P 03 9702 7222
M 0412128007
E dilan.niroschan@pioneerrealestate.com.au



**3 HEATH COURT DOVETON VIC
3177**

3 1 4

Sold Price **\$655,000** Sold Date **05-Dec-22**

Distance **0.04km**



**5 BERRY COURT DOVETON VIC
3177**

3 1 -

Sold Price **\$710,000** Sold Date **03-Oct-22**

Distance **0.47km**



**114 POWER ROAD DOVETON VIC
3177**

3 1 2

Sold Price **\$645,000** Sold Date **16-Oct-22**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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