

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 Pyrus 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,000

Property type

House

Suburb

Doveton

Period-from

01 May 2020

to

30 Apr 2021

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 Laurina Court Doveton VIC 3177	\$500,000	22-Mar-21
180 Power Road Doveton VIC 3177	\$507,500	16-Mar-21
4 Sheoak Street Doveton VIC 3177	\$483,000	14-Dec-20

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: 06 May 2021


3 Laurina Court Doveton VIC 3177

Sold Price

\$500,000

Sold Date

22-Mar-21


3



1



2

Distance

0.26km

180 Power Road Doveton VIC 3177

Sold Price

\$507,500

Sold Date

16-Mar-21


3

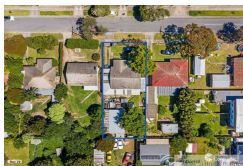


1



2

Distance

0.33km

4 Sheoak Street Doveton VIC 3177

Sold Price

^{RS} **\$483,000** ^{UN}

Sold Date

14-Dec-20


3



1



2

Distance

1.03km
RS = Recent sale

UN = Undisclosed Sale

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