

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

21/21 KINGFISHER DRIVE 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Doveton

Period-from

01 Nov 2022

to

31 Oct 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

32/21 KINGFISHER DRIVE DOVETON VIC 3177	\$520,000	22-Sep-23
3/33 LOUIS STREET DOVETON VIC 3177	\$502,000	18-Oct-23
8 TI-TREE DRIVE DOVETON VIC 3177	\$520,000	06-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: 29 November 2023



32/21 KINGFISHER DRIVE DOVETON VIC 3177

2 1 1

Sold Price **\$520,000** Sold Date **22-Sep-23**

Distance **0.1km**



3/33 LOUIS STREET DOVETON VIC 3177

2 1 1

Sold Price ^{RS} **\$502,000** Sold Date **18-Oct-23**

Distance **1.48km**



8 TI-TREE DRIVE DOVETON VIC 3177

2 1 -

Sold Price **\$520,000** Sold Date **06-Sep-23**

Distance **1.86km**



3 BOTTLEBRUSH DRIVE DOVETON VIC 3177

2 1 1

Sold Price **\$490,000** Sold Date **09-Sep-23**

Distance **1.94km**



21 MYRTLE GROVE DOVETON VIC 3177

2 1 -

Sold Price ^{RS} **\$530,000** Sold Date **30-Oct-23**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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