

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

11 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

\$670,000

&

\$737,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Doveton

Period-from

01 Sep 2022

to

31 Aug 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

12 BAMBOO COURT DOVETON VIC 3177	\$700,000	22-Aug-23
24 OLIVE ROAD EUMEMMERRING VIC 3177	\$785,000	19-Aug-23
10 EDITH STREET DANDENONG VIC 3175	\$1,020,000	24-Jun-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: 19 September 2023



12 BAMBOO COURT DOVETON VIC 3177

Sold Price

^{RS} **\$700,000** Sold Date **22-Aug-23**

3 1 1

Distance **0.05km**



24 OLIVE ROAD EUMEMMERRING VIC 3177

Sold Price

^{RS} **\$785,000** Sold Date **19-Aug-23**

3 1 2

Distance **1.71km**



10 EDITH STREET DANDENONG VIC 3175

Sold Price

\$1,020,000 Sold Date **24-Jun-23**

3 1 3

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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