

## 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 REDSTART STREET DOVETON VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jan 2023

to

31 Dec 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

7/21 KINGFISHER DRIVE DOVETON VIC 3177	\$532,000	29-Dec-23
32/21 KINGFISHER DRIVE DOVETON VIC 3177	\$520,000	22-Sep-23
42A CRIMSON DRIVE DOVETON VIC 3177	\$590,000	10-Oct-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: 10 January 2024



**7/21 KINGFISHER DRIVE DOVETON  
VIC 3177**

Sold Price

RS

**\$532,000**

Sold Date

**29-Dec-23**

 2

 1

 1

Distance

**0.39km**



**32/21 KINGFISHER DRIVE  
DOVETON VIC 3177**

Sold Price

**\$520,000**

Sold Date

**22-Sep-23**

 2

 1

 1

Distance

**0.42km**



**42A CRIMSON DRIVE DOVETON  
VIC 3177**

Sold Price

**\$590,000**

Sold Date

**10-Oct-23**

 3

 2

 2

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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