

## 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

24/21 KINGFISHER DRIVE DOVETON VIC 3177

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2023

to

30 Apr 2024

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

37/21 KINGFISHER DRIVE DOVETON VIC 3177	\$543,500	21-Feb-24
4 REDSTART STREET DOVETON VIC 3177	\$555,000	27-Mar-24
1/20 LOUIS STREET DOVETON VIC 3177	\$575,000	18-Apr-24

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: 22 May 2024



## 37/21 KINGFISHER DRIVE DOVETON VIC 3177

 2  1  2

Sold Price

<sup>RS</sup> **\$543,500**

Sold Date **21-Feb-24**

Distance **0.12km**



## 4 REDSTART STREET DOVETON VIC 3177

 3  1  1

Sold Price

**\$555,000**

Sold Date **27-Mar-24**

Distance **0.47km**



## 1/20 LOUIS STREET DOVETON VIC 3177

 3  1  1

Sold Price

**\$575,000**

Sold Date **18-Apr-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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