

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 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

\$639,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Dec 2023

to

30 Nov 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 LOUIS STREET DOVETON VIC 3177

\$690,000

17-Sep-24

2 TORANA COURT DOVETON VIC 3177

\$650,000

28-Aug-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: 09 December 2024



**37 LOUIS STREET DOVETON VIC
3177**

 3  1  1

Sold Price

\$690,000

Sold Date

17-Sep-24

Distance

1.04km



**2 TORANA COURT DOVETON VIC
3177**

 3  1  -

Sold Price

\$650,000

Sold Date

28-Aug-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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