

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

3 Cercis 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

House

Suburb

Doveton

Period-from

01 Mar 2020

to

28 Feb 2021

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

18 Stenocarpus Drive Doveton VIC 3177	\$563,500	27-Nov-20
10 Betula Street Doveton VIC 3177	\$610,000	30-Nov-20
7 Hibiscus Court Doveton VIC 3177	\$560,210	27-Oct-20

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: 02 March 2021



18 Stenocarpus Drive Doveton VIC 3177

Sold Price

\$563,500

Sold Date **27-Nov-20**

 3  1  2

Distance **0.5km**



10 Betula Street Doveton VIC 3177

Sold Price

\$610,000

Sold Date **30-Nov-20**

 3  1  2

Distance **0.57km**



7 Hibiscus Court Doveton VIC 3177

Sold Price

\$560,210

Sold Date **27-Oct-20**

 3  1  2

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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