

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 PYRUS 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

\$645,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

House

Suburb

Doveton

Period-from

01 Mar 2021

to

28 Feb 2022

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

19 SCARLET DRIVE DOVETON VIC 3177	\$650,000	30-Oct-21
10 KINGFISHER DRIVE DOVETON VIC 3177	\$655,000	20-Oct-21
1 HIBISCUS COURT DOVETON VIC 3177	\$671,000	19-Nov-21

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 March 2022



19 SCARLET DRIVE DOVETON VIC 3177

Sold Price

\$650,000

Sold Date

30-Oct-21
 3  1  3

Distance

0.23km


10 KINGFISHER DRIVE DOVETON VIC 3177

Sold Price

\$655,000

Sold Date

20-Oct-21
 3  1  3

Distance

0.78km


1 HIBISCUS COURT DOVETON VIC 3177

Sold Price

^{RS} **\$671,000** ^{UN}

Sold Date

19-Nov-21
 3  1  4

Distance

0.8km
RS = Recent sale

UN = Undisclosed Sale

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