

## 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

46 Crimson 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)

Range between \$550,000 & \$600,000

#### Median sale price

Median price \$551,000 House ☒ Unit ☐ Suburb Doveton

Period - From 01/01/2018 to 31/03/2018 Source REIV

#### 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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 15 Leigh Ct DOVETON 3177       | \$600,000 | 29/05/2018   |
| 2 | 16 Claret St DOVETON 3177      | \$600,000 | 10/04/2018   |
| 3 | 48 Sheoak St DOVETON 3177      | \$598,000 | 28/04/2018   |

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 six months.~~