

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

22/21 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

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Doveton

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/96 BOTANICAL GROVE DOVETON VIC 3177	\$515,000	03-Dec-24
1/40 LIQUIDAMBER STREET DOVETON VIC 3177	\$540,000	02-Dec-24
2/48 POWER STREET DANDENONG VIC 3175	\$550,000	20-Nov-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: 03 February 2025



**1/96 BOTANICAL GROVE
DOVETON VIC 3177**

2 1 1

Sold Price **\$515,000** Sold Date **03-Dec-24**

Distance **0.51km**



**1/40 LIQUIDAMBER STREET
DOVETON VIC 3177**

2 1 1

Sold Price **\$540,000** Sold Date **02-Dec-24**

Distance **0.76km**



**2/48 POWER STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$550,000** Sold Date **20-Nov-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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