

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	111 Kidds Road Doveton, 3177
---	------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$620,000 & \$680,000
---------------	-----------------------

### Median sale price

Median price	\$619,000	Property Type	HOUSE	Suburb	DOVETON
Period - From	01-Nov-2021	to	31-Oct-2022	Source	Corelogic

### Comparable property sales

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	28 TI-TREE DRIVE DOVETON VIC 3177	\$535,000	16-Nov-2022
2	103 Kidds Road Doveton VIC 3177	\$650,000	09-Jun-2022
3	114 POWER ROAD DOVETON VIC 3177	\$645,000	16-Oct-2022

This statement of information was prepared on 17-Dec-2022 at 3:36:52 PM EST