

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

1 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Doveton

Period-from

01 Sep 2020

to

31 Aug 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

3 Maple Court Doveton VIC 3177	\$610,000	16-Jun-21
18 Louis Street Doveton VIC 3177	\$678,500	03-Jul-21
40 Waratah Street Doveton VIC 3177	\$615,000	16-Jun-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: 30 September 2021



3 Maple Court Doveton VIC 3177

Sold Price **\$610,000** Sold Date **16-Jun-21**

2 1 2

Distance **0.23km**



18 Louis Street Doveton VIC 3177

Sold Price ^{RS} **\$678,500** Sold Date **03-Jul-21**

4 2 4

Distance **1.96km**



40 Waratah Street Doveton VIC 3177

Sold Price **\$615,000** Sold Date **16-Jun-21**

3 1 2

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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