

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

4 Lilly Pilly Avenue 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,500

Property type

House

Suburb

Doveton

Period-from

01 Jan 2021

to

31 Dec 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

20 Ti-Tree Drive Doveton VIC 3177	\$617,000	06-Nov-21
37 Tristania Street Doveton VIC 3177	\$540,000	29-Oct-21
4 Ti-Tree Drive Doveton VIC 3177	\$612,000	30-Sep-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: 28 January 2022



20 Ti-Tree Drive Doveton VIC 3177 Sold Price **\$617,000** Sold Date **06-Nov-21**

 4  1  4

Distance **0.37km**



37 Tristania Street Doveton VIC 3177 Sold Price **\$540,000** Sold Date **29-Oct-21**

 3  1  1

Distance **0.13km**



4 Ti-Tree Drive Doveton VIC 3177 Sold Price **\$612,000** Sold Date **30-Sep-21**

 2  1  1

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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