

## 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

7 Heath Court Doveton VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Doveton

Period-from

01 Dec 2020

to

30 Nov 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 19 Scarlet Drive Doveton VIC 3177    | \$650,000 | 01-Oct-21 |
| 5 Dotterel Close Doveton VIC 3177    | \$640,000 | 11-Sep-21 |
| 10 Kingfisher Drive Doveton VIC 3177 | \$655,000 | 23-Oct-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: 01 December 2021


**19 Scarlet Drive Doveton VIC 3177**

Sold Price

<sup>RS</sup>
**\$650,000**

Sold Date

**01-Oct-21**
 3

 1

 3

Distance

**0.74km**

**5 Dotterel Close Doveton VIC 3177**

Sold Price

**\$640,000**

Sold Date

**11-Sep-21**
 3

 1

 3

Distance

**1.05km**

**10 Kingfisher Drive Doveton VIC 3177**

Sold Price

<sup>RS</sup>
**\$655,000**

Sold Date

**23-Oct-21**
 3

 1

 3

Distance

**1.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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