

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

2 PEACH 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Doveton

Period-from

01 Feb 2023

to

31 Jan 2024

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

4 LAURINA COURT DOVETON VIC 3177	\$620,000	18-Mar-23
10 LAURINA COURT DOVETON VIC 3177	\$500,000	21-Mar-23
18 LIQUIDAMBER STREET DOVETON VIC 3177	\$570,000	16-Sep-23

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: 27 February 2024


4 LAURINA COURT DOVETON VIC 3177

Sold Price

\$620,000

Sold Date

18-Mar-23
 3

 1

 2

Distance

0.19km

10 LAURINA COURT DOVETON VIC 3177

Sold Price

\$500,000

Sold Date

21-Mar-23
 4

 1

 2

Distance

0.2km

18 LIQUIDAMBER STREET DOVETON VIC 3177

Sold Price

\$570,000

Sold Date

16-Sep-23
 3

 1

 1

Distance

0.36km
RS = Recent sale

UN = Undisclosed Sale

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