

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

1,2,3/3 Peach Court, Doveton VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Unit type or class	Price
Three bedroom/Three bathroom unit, Two Garage	\$650,000 to \$705,000
Three bedroom/Three bathroom unit, Single Garage	\$630,000 to \$670,000
three bedroom/two bathroom unit	\$620,000 to \$660,000

Suburb unit median sale price

Median price	\$618,000	Suburb	DOVETON
Period - From	01 December 2022	To	28 Feb 2023
		Source	PRICEFINDER

This Statement of Information was prepared on: 03/03/2023