

STATEMENT OF INFORMATION

4 PITTOSPORUM GROVE, DOVETON, VIC 3177
PREPARED BY NIK BABIC, PLATINUM REAL ESTATE, PHONE: 0473 231 655



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PITTOSPORUM GROVE, DOVETON, VIC 🕮 3 🕒 1 😓 2







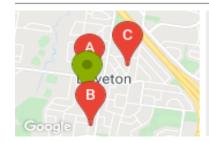
Indicative Selling Price

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

Single Price: \$560,000

Provided by: Nik Babic, Platinum Real Estate

MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

\$470,000

01 July 2019 to 30 June 2020

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



139 KIDDS RD, DOVETON, VIC 3177







Sale Price

\$500,000

Sale Date: 27/02/2020

Distance from Property: 242m





11 MAGNOLIA GR, DOVETON, VIC 3177







Sale Price

\$551,000

Sale Date: 15/01/2020

Distance from Property: 446m





5 ACACIA ST, DOVETON, VIC 3177







Sale Price

*\$520,000

Sale Date: 01/02/2020

Distance from Property: 678m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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.

Property offered for sale	Pro	perty	offered	for	sale
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	Address		
Including	suburb and		

4 PITTOSPORUM GROVE, DOVETON, VIC 3177

Indicative selling price

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

Single Price:	\$560,000
Single Price:	\$560,000

Median sale price

Median price	\$470,000	Property type	House	Suburb	DOVETON
Period	01 July 2019 to 30 June 2020		Source	pricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
139 KIDDS RD, DOVETON, VIC 3177	\$500,000	27/02/2020
11 MAGNOLIA GR, DOVETON, VIC 3177	\$551,000	15/01/2020
5 ACACIA ST, DOVETON, VIC 3177	*\$520,000	01/02/2020

This Statement of Information was prepared

03/07/2020

