

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 10 Pyrus Court, Doveton, VIC 3177

Indicative selling price

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

Price Range \$570,000 & \$625,000

Median sale price

Median price \$560,000 Property Type House Suburb Doveton (3177)
Period - From 01/12/2020 to 06/12/2021 Source Realestate.com.au

Comparable property sales

A 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
3 KATHRYN STREET, DOVETON VIC 3177	\$618,500	13/11/2021
25 BOX STREET, DOVETON VIC 3177	\$620,000	09/11/2021
106 PAPERBARK STREET, DOVETON VIC 3177	\$610,000	30/11/2021

This Statement of Information was prepared on: 21/12/2021