

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

6 HEATH 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Jan 2024

to

31 Dec 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

8 PYRUS COURT DOVETON VIC 3177	\$710,000	30-Nov-24
15 MATIPO STREET DOVETON VIC 3177	\$671,000	03-Aug-24
37 LOUIS STREET DOVETON VIC 3177	\$690,000	17-Sep-24

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: 28 January 2025

**8 PYRUS COURT DOVETON VIC
3177**

Sold Price

RS

\$710,000Sold Date **30-Nov-24**

3 1 2

Distance **0.45km****15 MATIPO STREET DOVETON VIC
3177**

Sold Price

\$671,000Sold Date **03-Aug-24**

3 2 3

Distance **0.7km****37 LOUIS STREET DOVETON VIC
3177**

Sold Price

\$690,000Sold Date **17-Sep-24**

3 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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