

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

10/21 Kingfisher Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,000

Property type

Unit

Suburb

Doveton

Period-from

01 Jan 2021

to

31 Dec 2021

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

14/21 Kingfisher Drive Doveton VIC 3177	\$570,000	23-Nov-21
6A Camphor Court Doveton VIC 3177	\$620,000	29-Dec-21
6 Camphor Court Doveton VIC 3177	\$600,000	31-Dec-21

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: 19 January 2022



14/21 Kingfisher Drive Doveton VIC 3177

Sold Price

^{RS}

\$570,000

Sold Date

23-Nov-21

3

1

2

Distance

0.05km



6A Camphor Court Doveton VIC 3177

Sold Price

^{RS}

\$620,000

Sold Date

29-Dec-21

3

2

1

Distance

0.66km



6 Camphor Court Doveton VIC 3177

Sold Price

^{RS}

\$600,000

Sold Date

31-Dec-21

3

1

1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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