

## 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

12 Peach Court Doveton VIC 3177

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Doveton

Period-from

01 Oct 2019

to

30 Sep 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 Gum Court Doveton VIC 3177        | \$480,000 | 23-Jul-20 |
| 32 Lacebark Street Doveton VIC 3177 | \$510,000 | 07-Oct-20 |
| 10 Debbie Close Doveton VIC 3177    | \$490,000 | 25-Jul-20 |

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: 10 October 2020

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**4 Gum Court Doveton VIC 3177**

Sold Price

<sup>RS</sup> **\$480,000** Sold Date **23-Jul-20**

3 1 4

Distance **0.39km**



**32 Lacebark Street Doveton VIC 3177**

Sold Price

<sup>RS</sup> **\$510,000** Sold Date **07-Oct-20**

3 1 2

Distance **0.48km**



**10 Debbie Close Doveton VIC 3177**

Sold Price

**\$490,000** Sold Date **25-Jul-20**

3 1 2

Distance **0.72km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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