

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

3 KINSFOLK CIRCUIT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Doveton

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 KARRABINA AVENUE DOVETON VIC 3177	\$615,000	19-Oct-24
23B TI-TREE DRIVE DOVETON VIC 3177	\$630,000	29-Jan-25
2/4 BOX STREET DOVETON VIC 3177	\$640,000	13-Nov-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: 13 February 2025



3 KARRABINA AVENUE DOVETON
VIC 3177

3 2 2

Sold Price

\$615,000

Sold Date

19-Oct-24

Distance

0.48km



23B TI-TREE DRIVE DOVETON VIC
3177

3 2 1

Sold Price

^{RS} \$630,000

Sold Date

29-Jan-25

Distance

0.62km



2/4 BOX STREET DOVETON VIC
3177

3 2 2

Sold Price

^{RS} \$640,000

Sold Date

13-Nov-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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