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	1/9 PRIVET 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	$480,000	&	$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Doveton
Period-from	01 Aug 2021	to	31 Jul 2022	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
39/21 KINGFISHER DRIVE DOVETON VIC 3177	$510,000	12-May-22
27/21 KINGFISHER DRIVE DOVETON VIC 3177	$525,000	05-Apr-22
1A PEPPERMINT STREET DOVETON VIC 3177	$470,000	16-Feb-22

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: 18 August 2022

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39/21 KINGFISHER DRIVE DOVETON VIC 3177

2 1 1

Sold Price **$510,000** Sold Date **12-May-22**

Distance **0.7km**

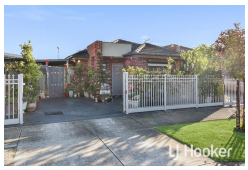


27/21 KINGFISHER DRIVE DOVETON VIC 3177

2 1 1

Sold Price **$525,000** Sold Date **05-Apr-22**

Distance **0.75km**



1A PEPPERMINT STREET DOVETON VIC 3177

2 1 1

Sold Price **$470,000** Sold Date **16-Feb-22**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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