

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	12 Kinsfolk Circuit Doveton, 3177
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$590,000 & \$640,000
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### Median sale price

Median price	\$569,250	Property Type	TOWNHOUSE	Suburb	DOVETON
Period - From	01-Sep-2022	to	31-Aug-2023	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2/46 Scarlet Drive, Doveton, Vic 3177	\$650,000	12-Aug-2023
2	1/15 Liquidamber Street, Doveton, Vic 3177	\$587,000	05-Jun-2023
3	7 Kinsfolk Circuit Doveton VIC 3177	\$615,000	04-Apr-2023

This statement of information was prepared on 01-Sep-2023 at 11:49:24 AM EST