

## 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

24/21 KINGFISHER DRIVE 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Doveton

Period-from

01 May 2023

to

30 Apr 2024

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 REDSTART STREET DOVETON VIC 3177	\$560,000	27-Mar-24
4B PYRUS COURT DOVETON VIC 3177	\$615,000	15-Jan-24
3/30 LACEBARK STREET DOVETON VIC 3177	\$625,000	22-Apr-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: 09 May 2024



## 4 REDSTART STREET DOVETON VIC 3177

3 1 1

Sold Price

<sup>RS</sup> \$560,000

Sold Date 27-Mar-24

Distance 0.47km



## 4B PYRUS COURT DOVETON VIC 3177

3 2 1

Sold Price

<sup>RS</sup> \$615,000

Sold Date 15-Jan-24

Distance 0.98km



## 3/30 LACEBARK STREET DOVETON VIC 3177

3 2 1

Sold Price

<sup>RS</sup> \$625,000 <sup>UN</sup>

Sold Date 22-Apr-24

Distance 1.18km



## 2/4 GUM COURT DOVETON VIC 3177

3 2 2

Sold Price

\$638,000

Sold Date 15-Jan-24

Distance 1.21km



## 1/20 LOUIS STREET DOVETON VIC 3177

3 1 1

Sold Price

<sup>RS</sup> \$575,000

Sold Date 18-Apr-24

Distance 1.61km



## 16A LABURNUM GROVE DOVETON VIC 3177

3 2 -

Sold Price

\$570,000

Sold Date 15-Nov-23

Distance 1.93km

RS = Recent sale

UN = Undisclosed Sale

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