

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

32/21 KINGFISHER DRIVE 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

\$489,000

&

\$537,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Doveton

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 RAIN COURT DOVETON VIC 3177	\$530,000	30-May-23
1/68 REBECCA STREET DOVETON VIC 3177	\$520,000	02-Jun-23
22A BETULA STREET DOVETON VIC 3177	\$513,000	20-Jul-23

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 August 2023



1 RAIN COURT DOVETON VIC 3177 Sold Price **\$530,000** Sold Date **30-May-23**

3 1 2

Distance **1.16km**



1/68 REBECCA STREET DOVETON VIC 3177 Sold Price **\$520,000** Sold Date **02-Jun-23**

3 1 2

Distance **1.21km**



22A BETULA STREET DOVETON VIC 3177 Sold Price ^{RS} **\$513,000** Sold Date **20-Jul-23**

3 1 1

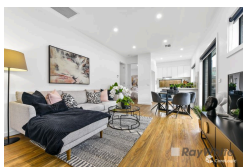
Distance **1.81km**



2/16A LOUIS AVENUE DANDENONG VIC 3175 Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **25-Jul-23**

2 1 2

Distance **1.15km**



2A TI-TREE DRIVE DOVETON VIC 3177 Sold Price ^{RS} **\$515,000** Sold Date **19-Jul-23**

2 2 1

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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