

## 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

82 CRIMSON 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,500

Property type

House

Suburb

Doveton

Period-from

01 Jul 2023

to

30 Jun 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

10 PRIVET COURT DOVETON VIC 3177	\$645,000	20-Apr-24
2 PYRUS COURT DOVETON VIC 3177	\$668,000	14-Oct-23
29 SCARLET DRIVE DOVETON VIC 3177	\$635,000	21-Oct-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 July 2024



## 10 PRIVET COURT DOVETON VIC 3177

Sold Price

<sup>RS</sup>

**\$645,000**

Sold Date

**20-Apr-24**

3

1

-

Distance

**0.1km**



## 2 PYRUS COURT DOVETON VIC 3177

Sold Price

**\$668,000**

Sold Date

**14-Oct-23**

5

2

2

Distance

**0.13km**



## 29 SCARLET DRIVE DOVETON VIC 3177

Sold Price

**\$635,000**

Sold Date

**21-Oct-23**

4

1

-

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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