

STATEMENT OF INFORMATION

4 PITTOSPORUM GROVE, DOVETON, VIC 3177

PREPARED BY NIK BABIC, PLATINUM REAL ESTATE, PHONE: 0473 231 655

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PITTOSPORUM GROVE, DOVETON, VIC

3 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$560,000**

Provided by: Nik Babic, Platinum Real Estate

MEDIAN SALE PRICE



DOVETON, VIC, 3177

Suburb Median Sale Price (House)

\$470,000

01 July 2019 to 30 June 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



139 KIDDS RD, DOVETON, VIC 3177

3 1 2

Sale Price

\$500,000

Sale Date: 27/02/2020

Distance from Property: 242m



11 MAGNOLIA GR, DOVETON, VIC 3177

3 1 4

Sale Price

\$551,000

Sale Date: 15/01/2020

Distance from Property: 446m



5 ACACIA ST, DOVETON, VIC 3177

3 1 2

Sale Price

***\$520,000**

Sale Date: 01/02/2020

Distance from Property: 678m



This report has been compiled on 03/07/2020 by Platinum Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

4 PITTOSPORUM GROVE, DOVETON, VIC 3177

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$560,000

Median sale price

Median price \$470,000

Property type

House

Suburb

DOVETON

Period 01 July 2019 to 30 June 2020

Source



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

139 KIDDS RD, DOVETON, VIC 3177	\$500,000	27/02/2020
11 MAGNOLIA GR, DOVETON, VIC 3177	\$551,000	15/01/2020
5 ACACIA ST, DOVETON, VIC 3177	*\$520,000	01/02/2020

This Statement of Information was prepared

03/07/2020