

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

11 Hibiscus Court, Doveton Vic 3177

Indicative selling price

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

Single price \$449,000

Median sale price

Median price	\$544,000	House	X	Unit		Suburb	Doveton
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

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 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	55 Crimson Dr DOVETON 3177	\$520,000	11/10/2018
2	119 Kidds Rd DOVETON 3177	\$480,000	15/10/2018
3	2 Laurina Ct DOVETON 3177	\$450,000	20/11/2018

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 six months.

**Rooms:****Property Type:** House**Land Size:** 709 sqm approx**Agent Comments**

Plans & Permits for 2 Side by Side Units (approx. 18sq each).

Indicative Selling Price
\$449,000**Median House Price**

Year ending September 2018: \$544,000

Comparable Properties

**55 Crimson Dr DOVETON 3177 (REI)****Agent Comments**

624m2

Price: \$520,000**Method:** Private Sale**Date:** 11/10/2018**Rooms:** 4**Property Type:** House**119 Kidds Rd DOVETON 3177 (REI/VG)****Agent Comments****Price:** \$480,000**Method:** Private Sale**Date:** 15/10/2018**Rooms:** 4**Property Type:** House**Land Size:** 600 sqm approx**2 Laurina Ct DOVETON 3177 (REI)****Agent Comments****Price:** \$450,000**Method:** Private Sale**Date:** 20/11/2018**Rooms:** 4**Property Type:** House**Land Size:** 623 sqm approx