

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 priceFor 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