

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 1 Laurina Court 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 \$460,000 & \$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$504,500 \*House  x \*Unit  Suburb Doveton  
Period - From May 2017 to May 2018 Source Realestate.com

### 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
94 Paperbark St Doveton Vic 3177	\$505,000	16/05/18
5 Camellia Ct Doveton Vic 3177	\$560,000	05/04/18
1. 11 Almond Drive Doveton Vic 3177	\$ 523,000	28/04/2018

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.