Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	7 Shorthorn Crescent, Doreen Vic 3754

Indicative selling price

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

Median sale price

Median price	\$641,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/01/2020	to	31/03/2020		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

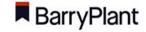
Add	dress of comparable property	Price	Date of sale
1	59 Brookwood Av DOREEN 3754	\$930,000	08/02/2020
2	18 Tara Valley Cr DOREEN 3754	\$930,000	30/11/2019
3	25 Coulthard Cr DOREEN 3754	\$902,000	24/09/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/06/2020 09:34

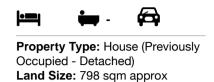




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Indicative Selling Price \$890,000 - \$960,000 **Median House Price** March quarter 2020: \$641,000





Agent Comments

Comparable Properties

59 Brookwood Av DOREEN 3754 (REI/VG)

Agent Comments

Price: \$930,000 Method: Private Sale Date: 08/02/2020

Property Type: House (Res) Land Size: 1024 sqm approx



18 Tara Valley Cr DOREEN 3754 (REI/VG)

Price: \$930,000 Method: Private Sale Date: 30/11/2019 Property Type: House Land Size: 1002 sqm approx Agent Comments



25 Coulthard Cr DOREEN 3754 (REI/VG)

Price: \$902.000 Method: Private Sale Date: 24/09/2019 Property Type: House Land Size: 705 sqm approx Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



