

# 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

7 Shorthorn Crescent, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000

&

\$960,000

### Median sale price

Median price \$641,000

Property 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	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 comparable properties 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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 798 sqm approx

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)**

Agent Comments



**Price:** \$930,000

**Method:** Private Sale

**Date:** 30/11/2019

**Property Type:** House

**Land Size:** 1002 sqm approx



**25 Coulthard Cr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$902,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** House

**Land Size:** 705 sqm approx