

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 Sanctum Circuit, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$570,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to 30/06/2017

Source REIV

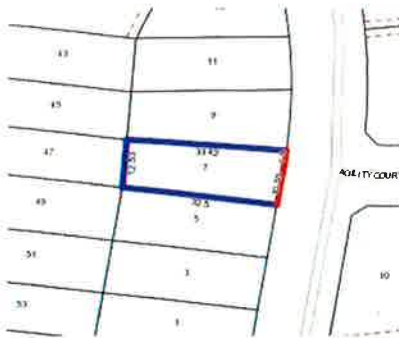
Comparable property sales (*Delete A or B below as applicable)

- 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	3 Currumbin Rd DOREEN 3754	\$561,000	09/09/2017
2	4 Shoal Cirt DOREEN 3754	\$545,500	07/08/2017
3	19 Escape Dr DOREEN 3754	\$525,000	13/09/2017

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: Land

Agent Comments

Comparable Properties



3 Currumbin Rd DOREEN 3754 (REI)

Agent Comments



Price: \$561,000

Method: Private Sale

Date: 09/09/2017

Rooms: 7

Property Type: House

Land Size: 442 sqm approx



4 Shoal Cirt DOREEN 3754 (REI)

Agent Comments



Price: \$545,500

Method: Private Sale

Date: 07/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 400 sqm approx



19 Escape Dr DOREEN 3754 (REI)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 13/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 460 sqm approx