## 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

38 McKenzie Way, Doreen Vic 3754

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$560,000		&		\$590,000			
Median sale p	rice							
Median price	\$628,000	Pro	operty Type	Hou	se		Suburb	Doreen
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	57 Coulthard Cr DOREEN 3754	\$581,000	18/07/2020
2	36 Lexington Av DOREEN 3754	\$580,000	19/09/2020
3	10 Mollison Dr DOREEN 3754	\$565,000	05/10/2020

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.

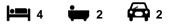
This Statement of Information was prepared on:

21/10/2020 13:32









**Property Type:** House Agent Comments

Indicative Selling Price \$560,000 - \$590,000 Median House Price Year ending September 2020: \$628,000

# **Comparable Properties**



57 Coulthard Cr DOREEN 3754 (REI/VG)

36 Lexington Av DOREEN 3754 (REI)

2

**2** 



Price: \$581,000 Method: Private Sale Date: 18/07/2020 Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

Agent Comments



Price: \$580,000 Method: Private Sale Date: 19/09/2020 Property Type: House (Res)

Land Size: 403 sqm approx

4



10 Mollison Dr DOREEN 3754 (REI)



Price: \$565,000 Method: Private Sale Date: 05/10/2020 Property Type: House Land Size: 448 sqm approx Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.