

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 consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$590,000

Median sale price

Median price \$628,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to

30/09/2020

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.

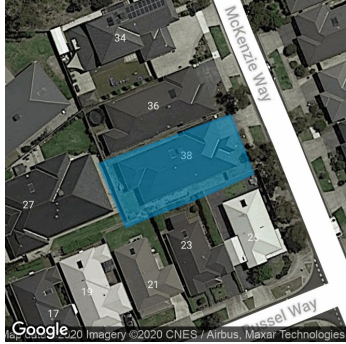
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 57 Coulthard Cr DOREEN 3754 | \$581,000 | 18/07/2020 |
| 2 | 36 Lexington Av DOREEN 3754 | \$580,000 | 19/09/2020 |
| 3 | 10 Mollison Dr DOREEN 3754 | \$565,000 | 05/10/2020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

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)

Agent Comments



Price: \$581,000

Method: Private Sale

Date: 18/07/2020

Property Type: House (Res)

Land Size: 448 sqm approx



36 Lexington Av DOREEN 3754 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 19/09/2020

Property Type: House (Res)

Land Size: 403 sqm approx



10 Mollison Dr DOREEN 3754 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 05/10/2020

Property Type: House

Land Size: 448 sqm approx