

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 MONTVILLE STREET DOREEN VIC 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Doreen

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 BANNONS LANE YARRAMBAT VIC 3091	\$1,280,000	31-Jan-21
65 HAWKSTOWE PARADE SOUTH MORANG VIC 3752	\$950,000	22-Jan-21
538 MASONS ROAD MERNDA VIC 3754	\$1,020,000	09-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 February 2021

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**5 BANNONS LANE YARRAMBAT
VIC 3091**

4 2 2

Sold Price ^{RS} **\$1,280,000** Sold Date **31-Jan-21**

Distance **4.9km**



**65 HAWKSTOWE PARADE SOUTH
MORANG VIC 3752**

5 3 2

Sold Price ^{RS} **\$950,000** Sold Date **22-Jan-21**

Distance **4.7km**



**538 MASONS ROAD MERNDA VIC
3754**

4 2 6

Sold Price ^{RS} **\$1,020,000** Sold Date **09-Feb-21**

Distance **3.4km**

RS = Recent sale

UN = Undisclosed Sale

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