Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3 Tosca Way, Doreen Vic 3754

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$510,000		&		\$540,000				
Median sale price									
Median price	\$605,075	Pro	operty Type	Hou	se		Suburb	Doreen	
Period - From	01/07/2019	to	30/09/2019		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	9 Sunlander Way DOREEN 3754	\$550,000	19/11/2019
2	18 Walker Dr DOREEN 3754	\$543,000	09/10/2019
3	6 Sunningdale Rd DOREEN 3754	\$540,000	15/08/2019

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:

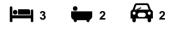
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3 Tosca Way, Doreen Vic 3754







Property Type: House Land Size: 331 sqm approx Agent Comments

Kate Donaldson 03 9438 4888 0417349719 kate@katedonaldsonrealestate.com.au

> **Indicative Selling Price** \$510,000 - \$540,000 **Median House Price** September quarter 2019: \$605,075

Comparable Properties

9 Sunlander Way DOREEN 3754 (REI)



Price: \$550,000 Method: Private Sale Date: 19/11/2019 Property Type: House Land Size: 400 sqm approx Agent Comments

18 Walker Dr DOREEN 3754 (REI)



Property Type: House (Res) Land Size: 320 sqm approx



•**•** 3 Price: \$540.000

6 Sunningdale Rd DOREEN 3754 (REI)



Agent Comments

Agent Comments



Method: Private Sale Date: 15/08/2019 Property Type: House Land Size: 455 sqm approx

Account - Kate Donaldson Real Estate | P: 03 9438 4888



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.