

# 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

3 Tosca Way, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000 & \$540,000

### Median sale price

Median price \$605,075 Property Type House Suburb Doreen

Period - From 01/07/2019 to 30/09/2019 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	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:

17/01/2020 13:34

3 Tosca Way, Doreen Vic 3754



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**Indicative Selling Price**

\$510,000 - \$540,000

**Median House Price**

September quarter 2019: \$605,075



3 2 2

**Property Type:** House

**Land Size:** 331 sqm approx

**Agent Comments**

## Comparable Properties

**9 Sunlander Way DOREEN 3754 (REI)**

**Agent Comments**

3 2 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 19/11/2019

**Property Type:** House

**Land Size:** 400 sqm approx



**18 Walker Dr DOREEN 3754 (REI)**

**Agent Comments**

3 2 1

**Price:** \$543,000

**Method:** Sold Before Auction

**Date:** 09/10/2019

**Property Type:** House (Res)

**Land Size:** 320 sqm approx



**6 Sunningdale Rd DOREEN 3754 (REI)**

**Agent Comments**

3 2 2

**Price:** \$540,000

**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.