

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 69 Laurimar Boulevard, Doreen Vic 3754**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$570,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	5 Karakul Cr DOREEN 3754	\$572,100	31/07/2017
2	28 Bedervale Loop DOREEN 3754	\$557,500	08/04/2017
3	20 Aria Ct DOREEN 3754	\$546,000	06/05/2017

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.~~

69 Laurimar Boulevard, Doreen Vic 3754



Carlo Bressanutti

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Indicative Selling Price

\$520,000 - \$570,000

Median House Price

June quarter 2017: \$542,500



Rooms:

Property Type: House (New - Detached)

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



5 Karakul Cr DOREEN 3754 (REI)

Agent Comments



Price: \$572,100

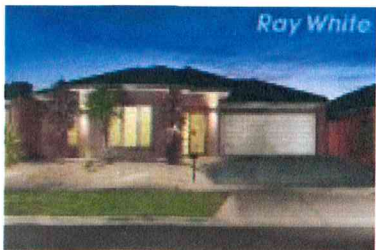
Method: Private Sale

Date: 31/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 440 sqm approx



28 Bedervale Loop DOREEN 3754 (REI/VG)

Agent Comments



Price: \$557,500

Method: Auction Sale

Date: 08/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 448 sqm approx

20 Aria Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$546,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 449 sqm approx