

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

13 Culverden Rise, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$460,000

&

\$495,000

Median sale price

Median price

\$630,000

House

X

Unit

Suburb

Doreen

Period - From

01/07/2018

to

30/09/2018

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	133 Painted Hills Rd DOREEN 3754	\$495,000	09/10/2018
2	25 Bear Cr DOREEN 3754	\$480,000	17/09/2018
3	35 Montrose Dr DOREEN 3754	\$460,000	25/12/2018

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.~~

Rob Drinkwater
9717 8801

0458 502 052

rdrinkwater@barryplant.com.au

Indicative Selling Price

\$460,000 - \$495,000

Median House Price

September quarter 2018: \$630,000



Rooms:

Property Type: Land

Land Size: 319 sqm approx

Agent Comments

Comparable Properties

133 Painted Hills Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$495,000

Method: Sold Before Auction

Date: 09/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 355 sqm approx

25 Bear Cr DOREEN 3754 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 17/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 320 sqm approx



35 Montrose Dr DOREEN 3754 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 25/12/2018

Rooms: 5

Property Type: House