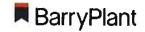
Statement of Information

Single residential property located in the Melbourne metropolitan area

06/04/2021 11:19

	Occion 4/AF	of the Estate A	igents Act 198
Property offered for	sale		
Address Including suburb and postcode	30 Sanctum Circuit, Doreen Vic 3754		
Indicative selling price	ce		
For the meaning of this p	price see consumer.vic.gov.au/underquoting		
Range between \$460,000 & \$490,000			
Median sale price			
Median price \$683,00	Property Type House Sub	urb Doreen	
Period - From 01/10/2020 to 31/12/2020 Source REIV			
Comparable property sales (*Delete A or B below as applicable)			
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 6 Soapstone Wlk E	OOREEN 3754	\$470,000	26/11/2020
2			
3			
)R			
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:		06/04/2021 11:19	







Property Type: House (Residential)

Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price \$460,000 - \$490,000 Median House Price December quarter 2020: \$683,000

Comparable Properties



6 Soapstone Wik DOREEN 3754 (REI/VG)

2 2 1 6 1

Price: \$470,000 Method: Private Sale Date: 26/11/2020 Property Type: House Land Size: 187 sqm approx **Agent Comments**

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.