

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

20 Breenview Place, Doreen Vic 3754

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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	15 Windermere Pde DOREEN 3754	\$580,000	23/12/2017
2	155 Painted Hills Rd DOREEN 3754	\$570,000	18/12/2017
3	8 Dargo Cr DOREEN 3754	\$540,000	26/10/2017

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.



Rooms:

Property Type: Land

Agent Comments



Comparable Properties



15 Windermere Pde DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$580,000

Method: Private Sale

Date: 23/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 463 sqm approx



155 Painted Hills Rd DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$570,000

Method: Private Sale

Date: 18/12/2017

Rooms: 7

Property Type: House (Res)

Land Size: 395 sqm approx



8 Dargo Cr DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$540,000

Method: Private Sale

Date: 26/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 401 sqm approx