



## 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

156 Elation Boulevard, 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 \$630,000

&

\$690,000

#### 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	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017
2	60 Cathedral Rise DOREEN 3754	\$666,500	15/05/2017
3	44 Baigent Av DOREEN 3754	\$649,950	17/06/2017

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.~~



4 2 3

**Rooms:**  
**Property Type:** Land  
**Land Size:** 546 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$630,000 - \$690,000  
**Median House Price**  
 June quarter 2017: \$542,500

## Comparable Properties



**45 Sunstone Blvd DOREEN 3754 (REI)**

**Agent Comments**

4 2 2

**Price:** \$685,199  
**Method:** Private Sale  
**Date:** 14/08/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx



**60 Cathedral Rise DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$666,500  
**Method:** Private Sale  
**Date:** 15/05/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 604 sqm approx



**44 Baigent Av DOREEN 3754 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$649,950  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx