

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

42 Lexington Avenue, Doreen Vic 3754

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$586,500

House

X

Unit

Suburb

Doreen

Period - From

01/10/2018

to

31/12/2018

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	22 Windermere Pde DOREEN 3754	\$520,000	21/02/2019
2	6 Comet Av DOREEN 3754	\$515,000	04/03/2019
3	25 Journey Av DOREEN 3754	\$490,000	25/10/2018

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.



 3  2  2

Rooms:
Property Type: Land
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
 \$480,000 - \$520,000
Median House Price
 December quarter 2018: \$586,500

Comparable Properties



22 Windermere Pde DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$520,000
Method: Private Sale
Date: 21/02/2019
Rooms: 4
Property Type: House
Land Size: 387 sqm approx



6 Comet Av DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$515,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: House
Land Size: 373 sqm approx



25 Journey Av DOREEN 3754 (REI/VG)

Agent Comments

 3  1  2

Price: \$490,000
Method: Private Sale
Date: 25/10/2018
Rooms: 5
Property Type: House
Land Size: 350 sqm approx