



Laura Rodgers
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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 Kingbird Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$400,000

&

\$440,000

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	9 Kingbird Cr DOREEN 3754	\$448,210	01/07/2017
2	9 Ballam Way DOREEN 3754	\$446,000	15/08/2017
3	23 Carome Way DOREEN 3754	\$435,000	22/04/2017

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.~~



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3 2 1

Rooms:
Property Type: Residential
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
June quarter 2017: \$542,500

This terrific home takes an easy to live with floorplan and combines it with a wonderfully relaxing decked alfresco zone finished with a spa to de-stress at the end of a long day, to deliver the perfect choice for first home buyers and those looking for that lock and leave lifestyle.

Comparable Properties

9 Kingbird Cr DOREEN 3754 (VG)

3 - -

Agent Comments

Very similar but slightly better home

Price: \$448,210
Method: Sale
Date: 01/07/2017
Rooms: -
Property Type: House (New - Detached)
Land Size: 250 sqm approx



9 Ballam Way DOREEN 3754 (REI)

3 2 1

Agent Comments

Same size home but on a bigger block

Price: \$446,000
Method: Private Sale
Date: 15/08/2017
Rooms: -
Property Type: House



23 Carome Way DOREEN 3754 (REI/VG)

3 1 1

Agent Comments

Smaller home but on a slightly bigger block

Price: \$435,000
Method: Private Sale
Date: 22/04/2017
Rooms: 4
Property Type: House
Land Size: 312 sqm approx