

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

16 Tallawong Drive, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

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	21 Chaucer Way DOREEN 3754	\$650,000	26/09/2017
2	5 Gunghalin Dr DOREEN 3754	\$645,000	23/10/2017
3	28 Carribie Rd DOREEN 3754	\$621,490	30/09/2017

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.~~

16 Tallawong Drive, Doreen Vic 3754



Carlo Bressanutti

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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

September quarter 2017: \$580,000



Rooms:

Property Type: Land

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



21 Chaucer Way DOREEN 3754 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 416 sqm approx



5 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx



28 Carribe Rd DOREEN 3754 (REI)

Agent Comments



Price: \$621,490

Method: Private Sale

Date: 30/09/2017

Rooms: 8

Property Type: House (Res)

Land Size: 481 sqm approx