

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 price

For 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.~~

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Rooms:
Property Type: Land
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
September quarter 2017: \$580,000

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 Carribie 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