

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

11 Oakridge Street, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$693,000

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	4 Ferguson Dr DOREEN 3754	\$660,000	20/02/2019
2	25 Laurimar Blvd DOREEN 3754	\$630,125	13/03/2019
3	2 Marengo Av DOREEN 3754	\$620,000	08/03/2019

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  1.5

Rooms:

Property Type: Land

Land Size: 819 sqm approx

Agent Comments

Comparable Properties



4 Ferguson Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$660,000

Method: Private Sale

Date: 20/02/2019

Rooms: 5

Property Type: House (Res)

Land Size: 553 sqm approx



25 Laurimar Blvd DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$630,125

Method: Private Sale

Date: 13/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx



2 Marengo Av DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$620,000

Method: Private Sale

Date: 08/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 567 sqm approx