

## 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

116 Eminence Boulevard, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000

&

\$560,000

#### Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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	42 Buckley St DOREEN 3754	\$560,000	01/02/2018
2	45 Sanctum Cirt DOREEN 3754	\$550,000	06/11/2017
3	23 Fitzwilliam Dr DOREEN 3754	\$530,000	22/02/2018

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 342 sqm approx

**Agent Comments**

## Comparable Properties

### 42 Buckley St DOREEN 3754 (REI)

**Agent Comments**



**Price:** \$560,000

**Method:** Private Sale

**Date:** 01/02/2018

**Rooms:** -

**Property Type:** House (Res)



### 45 Sanctum Cirt DOREEN 3754 (VG)

**Agent Comments**



**Price:** \$550,000

**Method:** Sale

**Date:** 06/11/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 389 sqm approx

### 23 Fitzwilliam Dr DOREEN 3754 (VG)

**Agent Comments**



**Price:** \$530,000

**Method:** Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** House (New - Detached)

**Land Size:** 405 sqm approx