

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | 2 Montsalvat Street, Doreen Vic 3754 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$650,000 | & | \$695,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$615,000 | Hou | use X | Unit | | Suburb | Doreen |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | 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.

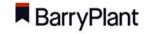
| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 32 Tallis Gr DOREEN 3754 | \$680,000 | 07/03/2019 |
| 2 | 6 Hammock Dr DOREEN 3754 | \$672,000 | 15/05/2019 |
| 3 | 9 Divagate Av DOREEN 3754 | \$660,000 | 06/03/2019 |

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.











Rooms:

Property Type: House (Res) Land Size: 614 sqm approx

Agent Comments

Indicative Selling Price \$650,000 - \$695,000 **Median House Price** Year ending March 2019: \$615,000

Comparable Properties



32 Tallis Gr DOREEN 3754 (REI/VG)



Price: \$680,000 Method: Private Sale Date: 07/03/2019

Rooms: -

Property Type: House (Res) Land Size: 751 sqm approx

Agent Comments



6 Hammock Dr DOREEN 3754 (REI/VG)





Price: \$672.000 Method: Private Sale Date: 15/05/2019

Rooms: -

Property Type: House (Res) Land Size: 558 sqm approx

Agent Comments



9 Divagate Av DOREEN 3754 (REI/VG)





Price: \$660,000 Method: Private Sale Date: 06/03/2019 Rooms: 10

Property Type: House Land Size: 400 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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