

## 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

2 Montsalvat Street, 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

\$650,000

&

\$695,000

#### Median sale price

Median price

\$615,000

House

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.

	Address 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.



 4  2  2

**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)**

Agent Comments

 3  2  2

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 751 sqm approx



**6 Hammock Dr DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$672,000  
**Method:** Private Sale  
**Date:** 15/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



**9 Divagate Av DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 06/03/2019  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 400 sqm approx