

# 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

Lot 234/820 Bridge Inn Road, Doreen Vic 3754

### Indicative selling price

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

Single price

\$369,100

### Median sale price

Median price

\$330,000

Property Type

Vacant land

Suburb

Doreen

Period - From

17/06/2020

to

16/06/2021

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.~~

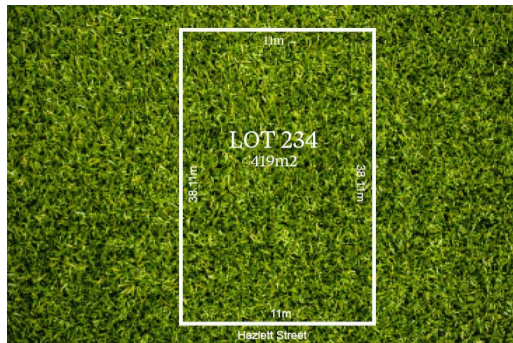
| Address of comparable property |                                 | Price     | Date of sale |
|--------------------------------|---------------------------------|-----------|--------------|
| 1                              | 14 Vision Av DOREEN 3754        | \$385,000 | 17/02/2021   |
| 2                              | 5 Independence Blvd DOREEN 3754 | \$360,000 | 23/01/2021   |
| 3                              |                                 |           |              |

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.~~

This Statement of Information was prepared on:

17/06/2021 13:32



**Property Type:** Residential Land

**Land Size:** 419 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$369,100

**Median Land Price**

17/06/2020 - 16/06/2021: \$330,000

## Comparable Properties

**14 Vision Av DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$385,000

**Method:** Sale

**Date:** 17/02/2021

**Property Type:** Land

**Land Size:** 456 sqm approx



**5 Independence Blvd DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$360,000

**Method:** Sale

**Date:** 23/01/2021

**Property Type:** Land

**Land Size:** 400 sqm approx

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.