

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

23 Furlong Drive, Doreen Vic 3754

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2019

to

31/12/2019

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 | 29 Almorah St DOREEN 3754 | \$595,000 | 10/12/2019 |
| 2 | 18 Bateleur Cr DOREEN 3754 | \$531,250 | 04/02/2020 |
| 3 | 1 Morinda Way DOREEN 3754 | \$520,000 | 28/01/2020 |

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:

24/02/2020 18:31

23 Furlong Drive, Doreen Vic 3754

Harcourts
Rata & Co

Steven Marino

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Indicative Selling Price

\$550,000

Median House Price

Year ending December 2019: \$610,000



4 2 2

Property Type: Land

Land Size: 438 sqm approx

Agent Comments

Comparable Properties



29 Almorah St DOREEN 3754 (REI)

4 2 2

Price: \$595,000

Method: Private Sale

Date: 10/12/2019

Property Type: House (Res)

Land Size: 589 sqm approx

Agent Comments

comparable property bigger block similar home



18 Bateleur Cr DOREEN 3754 (REI)

3 2 1

Price: \$531,250

Method: Private Sale

Date: 04/02/2020

Property Type: House (Res)

Land Size: 311 sqm approx

Agent Comments



1 Morinda Way DOREEN 3754 (REI)

4 2 2

Price: \$520,000

Method: Sold Before Auction

Date: 28/01/2020

Rooms: 5

Property Type: House (Res)

Land Size: 354 sqm approx

Agent Comments

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.