

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

12 Burssi Circuit, Doreen Vic 3754

Indicative selling price

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

Single price

\$427,000

Median sale price

Median price

\$600,500

Property Type

House

Suburb

Doreen

Period - From

01/07/2018

to

30/06/2019

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	148 Cookes Rd DOREEN 3754	\$435,000	03/07/2019
2	28 Cortland St DOREEN 3754	\$420,000	07/06/2019
3	18 Flourish Wlk DOREEN 3754	\$400,000	21/03/2019

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.~~

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Indicative Selling Price

\$427,000

Median House Price

Year ending June 2019: \$600,500



Property Type: House (Res)

Land Size: 137 sqm approx

Agent Comments

Comparable Properties



148 Cookes Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 03/07/2019

Rooms: 4

Property Type: House

Land Size: 282 sqm approx



28 Cortland St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 07/06/2019

Property Type: House

Land Size: 237 sqm approx

18 Flourish Wlk DOREEN 3754 (VG)

Agent Comments



Price: \$400,000

Method: Sale

Date: 21/03/2019

Property Type: House (Res)

Land Size: 153 sqm approx