

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	24 Woorawa Drive, Doreen Vic 3754
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$542,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doreen"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017
2	17 Ballam Way DOREEN 3754	\$575,000	14/07/2017
3	5 Karakul Cr DOREEN 3754	\$572,100	31/07/2017

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: Land
Land Size: 480 sqm approx
Agent Comments

Indicative Selling Price
 \$540,000 - \$594,000
Median House Price
 June quarter 2017: \$542,500

Comparable Properties



32 Woorawa Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: House
Land Size: 480 sqm approx



17 Ballam Way DOREEN 3754 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 14/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 502 sqm approx



5 Karakul Cr DOREEN 3754 (REI)

Agent Comments



Price: \$572,100
Method: Private Sale
Date: 31/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 440 sqm approx