

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

6 Ladas Way, Doreen Vic 3754

Indicative selling price

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

Range between \$5,200,000 & \$5,700,000

Median sale price

Median price \$621,500 Property Type House Suburb Doreen

Period - From 01/07/2020 to 30/09/2020 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	8 Bower Way DOREEN 3754	\$540,000	01/07/2020
2	1/70 Hazel Glen Dr DOREEN 3754	\$540,000	05/08/2020
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:

30/11/2020 11:55



Property Type: Land
Land Size: 212 sqm approx
Agent Comments

Indicative Selling Price
 \$5,200,000 - \$5,700,000
Median House Price
 September quarter 2020: \$621,500

Comparable Properties



8 Bower Way DOREEN 3754 (VG)

Agent Comments



Price: \$540,000
Method: Sale
Date: 01/07/2020
Property Type: House (Res)
Land Size: 359 sqm approx



1/70 Hazel Glen Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 05/08/2020
Property Type: Townhouse (Res)

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.