

#### 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	155 Painted Hills Road, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$627,000
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#### Median sale price

Median price	\$580,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

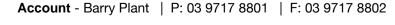
#### Comparable property sales (\*Delete A or B below as applicable)

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 19 Airey Way DOREEN 3754 \$620,000 14/08/2017 2 24 Windermere Pde DOREEN 3754 \$612,000 16/10/2017 3 11 Gunghalin Dr DOREEN 3754 \$570,000 28/09/2017

#### OR

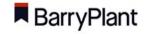
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: 7

Property Type: House (New -

Detached)

Land Size: 395 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$570,000 - \$627,000 **Median House Price** September quarter 2017: \$580,000

### Comparable Properties



19 Airey Way DOREEN 3754 (REI)





Price: \$620,000 Method: Private Sale Date: 14/08/2017

Rooms: -

Property Type: House Land Size: 427 sqm approx **Agent Comments** 



24 Windermere Pde DOREEN 3754 (REI)





Price: \$612.000 Method: Private Sale Date: 16/10/2017

Rooms: -

Property Type: House (Res) Land Size: 401 sqm approx

Agent Comments



11 Gunghalin Dr DOREEN 3754 (REI)





Price: \$570,000 Method: Private Sale Date: 28/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 432 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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