

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	155 Painted Hills Road, Doreen Vic 3754
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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	House	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.~~



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$620,000
Method: Private Sale
Date: 14/08/2017
Rooms: -
Property Type: House
Land Size: 427 sqm approx



24 Windermere Pde DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$612,000
Method: Private Sale
Date: 16/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 401 sqm approx



11 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$570,000
Method: Private Sale
Date: 28/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 432 sqm approx