

## 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

10 Murana Place, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$660,000

#### Median sale price

Median price \$586,500

House

X

Unit

Suburb Doreen

Period - From 01/10/2018

to

31/12/2018

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	5 Gunghalin Dr DOREEN 3754	\$630,000	24/12/2018
2	5 Hobby Pl DOREEN 3754	\$630,000	23/10/2018
3	18 Sunlander Way DOREEN 3754	\$625,000	13/02/2019

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.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 462 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$620,000 - \$660,000  
**Median House Price**  
 December quarter 2018: \$586,500

## Comparable Properties



**5 Gunghalin Dr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 24/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



**5 Hobby Pl DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 23/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



**18 Sunlander Way DOREEN 3754 (REI)**

Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 13/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx