

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

5 Hessel Avenue, Doreen Vic 3754

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$572,500

House

X

Unit

Suburb

Doreen

Period - From

01/01/2019

to

31/03/2019

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 15 Trainor St DOREEN 3754	\$550,000	27/02/2019
2 8 Lexington Av DOREEN 3754	\$550,000	05/02/2019
3 31 Sanctum Cirt DOREEN 3754	\$540,000	12/01/2019

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.~~

 4  2  2

Rooms:

Property Type: House

Land Size: 392 sqm approx

Agent Comments

Indicative Selling Price

\$550,000

Median House Price

March quarter 2019: \$572,500

Comparable Properties



15 Trainor St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 27/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx



8 Lexington Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$550,000

Method: Private Sale

Date: 05/02/2019

Rooms: 9

Property Type: House

Land Size: 416 sqm approx



31 Sanctum Cirt DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$540,000

Method: Private Sale

Date: 12/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 394 sqm approx