

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

9 Meander Road, Doreen Vic 3754

Indicative selling price

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

Range between \$510,000

&

\$550,000

Median sale price

Median price \$590,000

Property Type House

Suburb Doreen

Period - From 22/11/2018

to

21/11/2019

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	79 Bassetts Rd DOREEN 3754	\$542,000	08/10/2019
2	10 Italia St DOREEN 3754	\$530,000	04/10/2019
3	9 Altitude Dr DOREEN 3754	\$520,500	24/10/2019

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.~~

This Statement of Information was prepared on:

22/11/2019 10:45



Property Type: House (Previously Occupied - Detached)
Land Size: 409 sqm approx
Agent Comments

Indicative Selling Price
\$510,000 - \$550,000
Median House Price
22/11/2018 - 21/11/2019: \$590,000

Comparable Properties



79 Bassetts Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$542,000
Method: Private Sale
Date: 08/10/2019
Property Type: House (Res)
Land Size: 404 sqm approx

10 Italia St DOREEN 3754 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 04/10/2019
Property Type: House (Res)
Land Size: 400 sqm approx



9 Altitude Dr DOREEN 3754 (REI)

Agent Comments



Price: \$520,500
Method: Private Sale
Date: 24/10/2019
Rooms: 7
Property Type: House