

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

7 Gunghalin Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to 30/06/2017

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	33 Tarawera Rd DOREEN 3754	\$660,000	30/05/2017
2	8 Beacon Pl DOREEN 3754	\$657,500	28/09/2017
3	32 Dargo Cr DOREEN 3754	\$625,000	31/07/2017

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.~~



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
June quarter 2017: \$542,500

Comparable Properties



33 Tarawera Rd DOREEN 3754 (REI)

Agent Comments

 4  2  4

Price: \$660,000
Method: Private Sale
Date: 30/05/2017
Rooms: 9
Property Type: House (Res)
Land Size: 702 sqm approx



8 Beacon PI DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$657,500
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx



32 Dargo Cr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$625,000
Method: Private Sale
Date: 31/07/2017
Rooms: 8
Property Type: House (Res)
Land Size: 555 sqm approx