

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 846 Bridge Inn Road, Doreen Vic 3754

Indicative selling price

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

Range between \$500,000

&

\$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	20 Wicybush St DOREEN 3754	\$520,000	12/04/2019
2	12 Vitality St DOREEN 3754	\$515,000	24/03/2019
3	6 Comet Av DOREEN 3754	\$515,000	04/03/2019

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: 342 sqm approx

Agent Comments

Comparable Properties



20 Wicitybush St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 12/04/2019

Rooms: -

Property Type: House

Land Size: 350 sqm approx



12 Vitality St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 24/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 350 sqm approx



6 Comet Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 04/03/2019

Rooms: -

Property Type: House

Land Size: 373 sqm approx