### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	e
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Address	50 Resort Boulevard, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$640,000 & \$670,000	Range between	\$640,000	&	\$670,000
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#### Median sale price

Median price \$678,000	Property	Type House		Suburb Doreen
Period - From 01/01/2021	to 31/03	3/2021	Source	REIV

#### Comparable property sales (\*Delete A or B below as applicable)

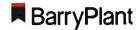
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	20 Sassafras Av DOREEN 3754	\$663,555	30/03/2021
2	38 Lexington Av DOREEN 3754	\$667,500	18/03/2021
3	45 Lochran Rd DOREEN 3754	\$652,000	21/01/2021

OR

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:	16/06/2021 11:29
the claterion of morning property	10/00/2021 11.23







**Property Type:** House (Residential)

Land Size: 405 sqm approx

**Agent Comments** 

Indicative Selling Price \$640,000 - \$670,000 Median House Price March quarter 2021: \$678,000

## Comparable Properties

20 Sassafras Av DOREEN 3754 (REI/VG)

**=**4 **†** 

Price: \$663,555 Method: Private Sale Date: 30/03/2021

Property Type: House (Res) Land Size: 448 sqm approx **Agent Comments** 



38 Lexington Av DOREEN 3754 (REI/VG)

**=** 4

**i** 2

**6** 

Price: \$667,500 Method: Private Sale Date: 18/03/2021

Rooms: 6

Property Type: House (Res) Land Size: 400 sqm approx

**Agent Comments** 



45 Lochran Rd DOREEN 3754 (REI)

**○**■ 4

**i** 2

A

Price: \$652,000 Method: Private Sale Date: 21/01/2021 Property Type: House Land Size: 400 sqm approx **Agent Comments**