

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

18 Wallaroo Way, Doreen Vic 3754

Indicative selling price

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

Range between \$560,000 & \$616,000

Median sale price

Median price \$621,500 Property Type House Suburb Doreen

Period - From 01/07/2020 to 30/09/2020 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 Resort Blvd DOREEN 3754	\$615,000	05/11/2020
2	24 Adoquin St DOREEN 3754	\$599,950	05/08/2020
3	36 Lexington Av DOREEN 3754	\$580,000	19/09/2020

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:

09/01/2021 13:59



 4  2  2

Property Type: House (Res)

Land Size: 445 sqm approx

Agent Comments

Indicative Selling Price

\$560,000 - \$616,000

Median House Price

September quarter 2020: \$621,500

Comparable Properties



15 Resort Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$615,000

Method: Auction Sale

Date: 05/11/2020

Property Type: House (Res)

Land Size: 420 sqm approx



24 Adoquin St DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$599,950

Method: Sale

Date: 05/08/2020

Property Type: House (New - Detached)

Land Size: 349 sqm approx



36 Lexington Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$580,000

Method: Private Sale

Date: 19/09/2020

Property Type: House (Res)

Land Size: 403 sqm approx