

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 Elation Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$630,000 House X Unit Suburb Doreen

Period - From 01/07/2018 to 30/09/2018 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	10 Sherwood Way DOREEN 3754	\$585,000	29/08/2018
2	8 Cockrell Rd MERNDA 3754	\$580,000	21/09/2018
3	10 Freehold St DOREEN 3754	\$572,500	22/10/2018

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
Land Size: 495 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$590,000
Median House Price
 September quarter 2018: \$630,000

Comparable Properties



10 Sherwood Way DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000
Method: Private Sale
Date: 29/08/2018
Rooms: 7
Property Type: House
Land Size: 377 sqm approx



8 Cockrell Rd MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$580,000
Method: Private Sale
Date: 21/09/2018
Rooms: -
Property Type: House
Land Size: 478 sqm approx



10 Freehold St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$572,500
Method: Private Sale
Date: 22/10/2018
Rooms: 10
Property Type: House
Land Size: 560 sqm approx