

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

5 Morton Close, Doreen Vic 3754

Indicative selling price

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

Range between

\$495,000

&

\$540,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

Doreen

Period - From

01/04/2018

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 Florence Dr MERNDA 3754	\$585,000	12/02/2019
2	7 Secluded PI DOREEN 3754	\$533,000	21/06/2019
3	3 Impulse Av DOREEN 3754	\$532,000	01/03/2019

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.



 3  2  2

Rooms:
Property Type: House (New - Detached)
Land Size: 448 sqm approx
 Agent Comments

Indicative Selling Price
 \$495,000 - \$540,000
Median House Price
 Year ending March 2019: \$615,000

Comparable Properties



20 Florence Dr MERNDA 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$585,000
Method: Private Sale
Date: 12/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 493 sqm approx



7 Secluded PI DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$533,000
Method: Private Sale
Date: 21/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 442 sqm approx



3 Impulse Av DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$532,000
Method: Private Sale
Date: 01/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx