

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	5 Morton Close, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$495,000	&	\$540,000
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Median sale price

Median price	\$615,000	Ηοι	ıse X	Unit		Suburb	Doreen
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

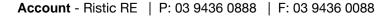
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

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Price: \$585,000 Method: Private Sale Date: 12/02/2019

Rooms: -

Property Type: House (Res) Land Size: 493 sqm approx

Agent Comments



7 Secluded PI DOREEN 3754 (REI)









Agent Comments





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



Price: \$532,000 Method: Private Sale Date: 01/03/2019

Rooms: -

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

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