

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

46 Mccrae Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$641,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to 31/03/2020

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	10 Russel Way DOREEN 3754	\$590,000	16/01/2020
2	12 Aria Ct DOREEN 3754	\$570,000	04/04/2020
3	219 Painted Hills Rd DOREEN 3754	\$564,950	22/02/2020

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:

09/07/2020 09:06

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Indicative Selling Price
\$560,000 - \$610,000
Median House Price
March quarter 2020: \$641,000



Property Type: Land
Land Size: 387 sqm approx
Agent Comments

Comparable Properties



10 Russel Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 16/01/2020
Property Type: House (Res)
Land Size: 400 sqm approx



12 Aria Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 04/04/2020
Property Type: House (Res)
Land Size: 387 sqm approx



219 Painted Hills Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$564,950
Method: Private Sale
Date: 22/02/2020
Rooms: 4
Property Type: House
Land Size: 378 sqm approx