

# 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 Lot 27, Emery Avenue, Doreen VIC 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$505,900

### Median sale price

Median price \$573,750

Property type Townhouse\*

Suburb Doreen

\* Only sales data of 3-bedroom house could be found on REIV, no data on unit (townhouse)

Period - From 1 Jul 2019

to

30 Jun 2020

Source REIV

### Comparable property sales

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
1/70 Hazel Glen Drive, Doreen	\$540,000	05 AUG 2020
12/28 Lowe Drive, Doreen	\$525,000	14 JUN 2020
11 Newstead Drive, Doreen	\$475,000	18 AUG 2020

\*Above addresses out of 2km are considered to be most comparable properties that could be found on Realestate.com.au.

This Statement of Information was prepared on: 04/11/2020