



Ciaran Brannigan
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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	21 Endurance Street, Doreen Vic 3754
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Indicative selling price

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

Range between	\$550,000	&	\$590,000
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Median sale price

Median price	\$542,500	House	X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017	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	3 Cormorant CI DOREEN 3754	\$589,000	18/07/2017
2	5 Stature St DOREEN 3754	\$587,500	04/03/2017
3	5 Mountain Way DOREEN 3754	\$565,000	12/07/2017

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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Indicative Selling Price

\$550,000 - \$590,000

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:

Property Type: Land

Agent Comments

Comparable Properties



3 Cormorant CI DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$589,000

Method: Private Sale

Date: 18/07/2017

Rooms: -

Property Type: House

Land Size: 510 sqm approx



5 Stature St DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$587,500

Method: Private Sale

Date: 04/03/2017

Rooms: -

Property Type: House



5 Mountain Way DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$565,000

Method: Private Sale

Date: 12/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 596 sqm approx