

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

2/20 Painted Hills Road, Doreen Vic 3754

Indicative selling price

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

Range between \$446,000

&

\$490,000

Median sale price

Median price \$432,500

Property Type Unit

Suburb Doreen

Period - From 01/03/2020

to

28/02/2021

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	2 Alphie Way DOREEN 3754	\$485,000	22/02/2021
2	11 Ramez St MERNDA 3754	\$470,000	08/12/2020
3	6 Soapstone Wik DOREEN 3754	\$470,000	26/11/2020

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:

01/03/2021 15:52

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Indicative Selling Price

\$446,000 - \$490,000

Median Unit Price

01/03/2020 - 28/02/2021: \$432,500



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 124 sqm approx

Agent Comments

Comparable Properties



2 Alphie Way DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$485,000

Method: Private Sale

Date: 22/02/2021

Property Type: Townhouse (Single)

Land Size: 219 sqm approx



11 Ramez St MERNDA 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$470,000

Method: Private Sale

Date: 08/12/2020

Property Type: Townhouse (Single)

Land Size: 217 sqm approx



6 Soapstone Wlk DOREEN 3754 (REI/VG)

Agent Comments

 2  1  1

Price: \$470,000

Method: Private Sale

Date: 26/11/2020

Property Type: House

Land Size: 187 sqm approx