

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

81 Nancarrow Drive, Doreen Vic 3754

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

Doreen

Period - From

01/04/2020

to

30/06/2020

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	91 Nancarrow Dr, Doreen, Vic 3754, Australia	\$580,000	12/07/2020
2	11 Divagate Av DOREEN 3754	\$660,000	12/06/2020
3	47 Preserve Cirt DOREEN 3754	\$602,000	06/03/2020

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:

17/08/2020 13:55



Property Type: House (Res)

Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price

\$589,000

Median House Price

June quarter 2020: \$600,000

Comparable Properties

91 Nancarrow Dr, Doreen, Vic 3754, Australia (REI)

Agent Comments



Price: \$580,000

Method:

Date: 12/07/2020

Property Type: House



11 Divagate Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 12/06/2020

Property Type: House (Res)

Land Size: 400 sqm approx

47 Preserve Cirt DOREEN 3754 (VG)

Agent Comments



Price: \$602,000

Method: Sale

Date: 06/03/2020

Property Type: House (Res)

Land Size: 400 sqm approx