

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 | 5 Hanna Crescent, Doreen Vic 3754 |
|----------------------|-----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$700,000 | & | \$750,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$599,975 | Hou | use X | Unit | | Suburb | Doreen |
|---------------|------------|-----|------------|------|--------|--------|--------|
| Period - From | 01/04/2019 | to | 30/06/2019 | | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 17 Bernard St DOREEN 3754 | \$727,500 | 18/03/2019 |
| 2 | 19 Thoroughbred Blvd DOREEN 3754 | \$720,000 | 14/02/2019 |
| 3 | 25 Breenview PI DOREEN 3754 | \$718,000 | 13/04/2019 |

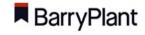
OR

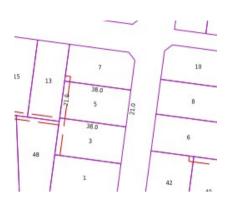
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

Property Type: Land Land Size: 798 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median House Price** June quarter 2019: \$599,975

Comparable Properties



17 Bernard St DOREEN 3754 (REI/VG)



Price: \$727,500 Method: Private Sale Date: 18/03/2019

Rooms: 7

Property Type: House Land Size: 755 sqm approx **Agent Comments**



19 Thoroughbred Blvd DOREEN 3754 (REI/VG) Agent Comments







Price: \$720.000 Method: Private Sale Date: 14/02/2019

Rooms: -

Property Type: House (Res) Land Size: 777 sqm approx

Agent Comments



25 Breenview PI DOREEN 3754 (REI/VG)





Price: \$718,000 Method: Private Sale Date: 13/04/2019

Rooms: 8

Property Type: House Land Size: 702 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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