

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

5 Hanna Crescent, Doreen Vic 3754

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

House

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.

	Address 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.



 4  2  2

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)

Agent Comments

 4  2  2

Price: \$727,500
Method: Private Sale
Date: 18/03/2019
Rooms: 7
Property Type: House
Land Size: 755 sqm approx



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

 4  2  2

Price: \$720,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 777 sqm approx



25 Breenview PI DOREEN 3754 (REI/VG)

Agent Comments

 4  2  3

Price: \$718,000
Method: Private Sale
Date: 13/04/2019
Rooms: 8
Property Type: House
Land Size: 702 sqm approx