

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

13 Kilkenny Rise, Doreen Vic 3754

Indicative selling price

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

Range between \$725,000

&

\$795,000

Median sale price

Median price \$600,500

Property Type House

Suburb Doreen

Period - From 01/07/2018

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	21 Tara Valley Cr DOREEN 3754	\$780,000	01/10/2019
2	19 Timbertop Dr DOREEN 3754	\$750,000	09/09/2019
3	9 Lillian St DOREEN 3754	\$740,000	26/06/2019

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.~~

This Statement of Information was prepared on:

07/10/2019 11:31



 4  2  2

Property Type: Land
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price
\$725,000 - \$795,000
Median House Price
Year ending June 2019: \$600,500

Comparable Properties



21 Tara Valley Cr DOREEN 3754 (REI)

Agent Comments

 4  3  2

Price: \$780,000
Method: Private Sale
Date: 01/10/2019
Property Type: House
Land Size: 765 sqm approx



19 Timbertop Dr DOREEN 3754 (REI)

Agent Comments

 4  2  3

Price: \$750,000
Method: Private Sale
Date: 09/09/2019
Rooms: 7
Property Type: House



9 Lillian St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$740,000
Method: Private Sale
Date: 26/06/2019
Property Type: House (Res)
Land Size: 613 sqm approx