

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

19 Windermere Parade, Doreen Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$650,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to

31/12/2019

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	13 Gander St DOREEN 3754	\$542,000	07/12/2019
2	5 Endurance St DOREEN 3754	\$540,000	19/09/2019
3	9 Meander Rd DOREEN 3754	\$530,000	28/11/2019

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:

19/02/2020 08:51



 3  2  2

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median House Price

December quarter 2019: \$650,000

Comparable Properties



13 Gander St DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$542,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 400 sqm approx



5 Endurance St DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$540,000

Method: Sale

Date: 19/09/2019

Property Type: House (Res)

Land Size: 425 sqm approx

9 Meander Rd DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$530,000

Method: Sale

Date: 28/11/2019

Property Type: House (Res)

Land Size: 409 sqm approx