### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$597,000

## Property offered for sale

Address	17 Shoal Circuit, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$627,000
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#### Median sale price

Median price \$641,000	Pro	operty Type H	ouse		Suburb	Doreen
Period - From 01/01/2020	to	31/03/2020	So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

19 Abbotswood Rd DOREEN 3754

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	35 Chicory St MERNDA 3754	\$621,250	23/03/2020
2	47 Preserve Cirt DOREEN 3754	\$602,000	06/03/2020

#### OR

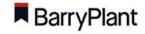
3

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:	23/06/2020 09:35



30/04/2020







**Indicative Selling Price** \$570,000 - \$627,000 **Median House Price** March quarter 2020: \$641,000

# Comparable Properties



35 Chicory St MERNDA 3754 (REI/VG)

Price: \$621,250

Method: Sold Before Auction

Date: 23/03/2020

Property Type: House (Res) Land Size: 448 sqm approx

**Agent Comments** 

47 Preserve Cirt DOREEN 3754 (VG)



Method: Sale Date: 06/03/2020

Price: \$602,000

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments



19 Abbotswood Rd DOREEN 3754 (REI/VG)



Price: \$597,000 Method: Auction Sale Date: 30/04/2020

Property Type: House (Res) Land Size: 483 sqm approx

Agent Comments

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



