

# 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

17 Shoal Circuit, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$627,000

### Median sale price

Median price \$641,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to 31/03/2020

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	35 Chicory St MERNDA 3754	\$621,250	23/03/2020
2	47 Preserve Cirt DOREEN 3754	\$602,000	06/03/2020
3	19 Abbotswood Rd DOREEN 3754	\$597,000	30/04/2020

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:

23/06/2020 09:35



**Property Type:** Land  
Agent Comments

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

## Comparable Properties



**35 Chicory St MERNDA 3754 (REI/VG)**

Agent Comments



**Price:** \$621,250  
**Method:** Sold Before Auction  
**Date:** 23/03/2020  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx

**47 Preserve Cirt DOREEN 3754 (VG)**

Agent Comments



**Price:** \$602,000  
**Method:** Sale  
**Date:** 06/03/2020  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx



**19 Abbotswood Rd DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$597,000  
**Method:** Auction Sale  
**Date:** 30/04/2020  
**Property Type:** House (Res)  
**Land Size:** 483 sqm approx