

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

26 Counthan Terrace, Doreen Vic 3754

Indicative selling price

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

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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	54 Cathedral Rise DOREEN 3754	\$625,000	11/10/2017
2	21 Endurance St DOREEN 3754	\$620,718	15/09/2017
3	17 Senecio Dr DOREEN 3754	\$605,000	21/08/2017

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: House

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



54 Cathedral Rise DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 11/10/2017

Rooms: 11

Property Type: House (Res)

Land Size: 604 sqm approx



21 Endurance St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$620,718

Method: Private Sale

Date: 15/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



17 Senecio Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$605,000

Method: Private Sale

Date: 21/08/2017

Rooms: 5

Property Type: House

Land Size: 560 sqm approx