

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

25 Senecio Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$683,000 Property Type House Suburb Doreen

Period - From 01/10/2020 to 31/12/2020 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	18 Dargo Cr DOREEN 3754	\$620,000	12/01/2021
2	38 Mckenzie Way DOREEN 3754	\$601,000	02/11/2020
3	11 Bassetts Rd DOREEN 3754	\$575,000	13/11/2020

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:

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Indicative Selling Price

\$570,000 - \$620,000

Median House Price

December quarter 2020: \$683,000



Property Type: Land

Agent Comments

Comparable Properties



18 Dargo Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 589 sqm approx

38 Mckenzie Way DOREEN 3754 (VG)

Agent Comments



Price: \$601,000

Method: Sale

Date: 02/11/2020

Property Type: House (Res)

Land Size: 479 sqm approx

11 Bassetts Rd DOREEN 3754 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 13/11/2020

Property Type: House (Res)

Land Size: 396 sqm approx