

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

9 Gillow Grove, Doreen Vic 3754

Indicative selling price

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

Range between \$695,000

&

\$735,000

Median sale price

Median price \$599,975

Property Type House

Suburb Doreen

Period - From 01/04/2019

to

30/06/2019

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 | 42 Kiora Av DOREEN 3754 | \$730,000 | 22/03/2019 |
| 2 | 25 Breenvew PI DOREEN 3754 | \$718,000 | 13/04/2019 |
| 3 | 62 Pinnacle Vews DOREEN 3754 | \$710,000 | 07/05/2019 |

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:

17/09/2019 15:55

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Indicative Selling Price

\$695,000 - \$735,000

Median House Price

June quarter 2019: \$599,975



Property Type: Land

Agent Comments

Comparable Properties

42 Kiora Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 22/03/2019

Property Type: House

Land Size: 680 sqm approx



25 Breenview PI DOREEN 3754 (REI/VG)

Agent Comments



Price: \$718,000

Method: Private Sale

Date: 13/04/2019

Rooms: 8

Property Type: House

Land Size: 702 sqm approx



62 Pinnacle Vews DOREEN 3754 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 07/05/2019

Property Type: House (Res)

Land Size: 679 sqm approx