

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

70 Landing Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$740,000

Property Type House

Suburb Doreen

Period - From 01/10/2021

to 31/12/2021

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	55 Wallaroo Way DOREEN 3754	\$981,000	02/11/2021
2	60 Baigent Av DOREEN 3754	\$945,000	22/10/2021
3	2 Barak Pde DOREEN 3754	\$920,000	13/09/2021

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
\$900,000 - \$990,000
Median House Price
December quarter 2021: \$740,000



Property Type: Land
Land Size: 742 sqm approx
Agent Comments

Comparable Properties

55 Wallaroo Way DOREEN 3754 (VG)

Agent Comments



Price: \$981,000
Method: Sale
Date: 02/11/2021
Property Type: House (Res)
Land Size: 613 sqm approx



60 Baigent Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 601 sqm approx



2 Barak Pde DOREEN 3754 (REI/VG)

Agent Comments



Price: \$920,000
Method: Sold Before Auction
Date: 13/09/2021
Property Type: House (Res)
Land Size: 619 sqm approx

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