

## 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

21 Tara Valley Crescent, 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 \$765,000 & \$840,000

### Median sale price

Median price \$600,500 Property Type House Suburb Doreen

Period - From 01/07/2018 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	45 Granada Gr DOREEN 3754	\$840,000	25/06/2019
2	16 Tregowan Pl DOREEN 3754	\$830,000	10/08/2019
3	61 Pinnacle Vews DOREEN 3754	\$810,000	05/08/2019

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 13:43

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**Indicative Selling Price**

\$765,000 - \$840,000

**Median House Price**

Year ending June 2019: \$600,500



 4  3  2

**Property Type:** House (Res)

**Land Size:** 765 sqm approx

**Agent Comments**

## Comparable Properties



**45 Granada Gr DOREEN 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$840,000

**Method:** Expression of Interest

**Date:** 25/06/2019

**Rooms:** 8

**Property Type:** House



**16 Tregowan PI DOREEN 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 10/08/2019

**Property Type:** House (Res)

**Land Size:** 777 sqm approx



**61 Pinnacle Vews DOREEN 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 05/08/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 843 sqm approx