

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

72 Eliot Avenue, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$770,000

Median sale price

Median price \$617,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/06/2018

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	100 Overland Dr DOREEN 3754	\$770,000	16/04/2018
2	10 Mccrae Dr DOREEN 3754	\$747,000	02/07/2018
3	100 Laurimar Blvd DOREEN 3754	\$735,000	09/08/2018

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.



Rooms:
Property Type: Land
Agent Comments

Comparable Properties



100 Overland Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 16/04/2018
Rooms: 7
Property Type: House (Res)
Land Size: 840 sqm approx



10 McCrae Dr DOREEN 3754 (REI)

Agent Comments



Price: \$747,000
Method: Private Sale
Date: 02/07/2018
Rooms: 8
Property Type: House
Land Size: 600 sqm approx



100 Laurimar Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 09/08/2018
Rooms: 9
Property Type: House
Land Size: 619 sqm approx