

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

17 Terry Street, Doreen Vic 3754

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$595,000

Property Type House

Suburb Doreen

Period - From 01/10/2018

to 30/09/2019

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	46 Lochran Rd DOREEN 3754	\$355,000	20/07/2019
2	36 Buckley St DOREEN 3754	\$355,000	22/06/2019
3			

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:

26/10/2019 14:55



Property Type: Land
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$355,000
Median House Price
Year ending September 2019: \$595,000

Comparable Properties

46 Lochran Rd DOREEN 3754 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 20/07/2019
Property Type: Land
Land Size: 521 sqm approx

36 Buckley St DOREEN 3754 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 22/06/2019
Property Type: Land
Land Size: 512 sqm approx

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.