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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		15 Kossatz Terrace, Doreen Vic 3754										
Indicative sell	ing pric	:e										
For the meaning	of this p	rice see	cons	ume	r.vic.gov.	au/un	der	quoting				
Range between \$620,		000		&		\$680,000						
Median sale price												
Median price	\$624,50	0	Hou	se	Х	Unit	ŧ			Suburb	Doreen	
Period - From	01/01/2	018	to	31/1	12/2018			Source	REIV			

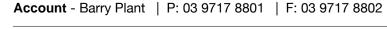
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	9 Vidler Av DOREEN 3754	\$667,000	05/12/2018
2	9 Senecio Dr DOREEN 3754	\$655,000	12/09/2018
3	261 Cookes Rd DOREEN 3754	\$620,000	21/01/2019

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.







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Indicative Selling Price \$620,000 - \$680,000 **Median House Price** Year ending December 2018: \$624,500



Rooms:

Property Type: House (Res) Land Size: 687 sqm approx

Agent Comments

Comparable Properties



9 Vidler Av DOREEN 3754 (REI)





Price: \$667,000 Method: Private Sale Date: 05/12/2018 Rooms: 7

Property Type: House

Agent Comments



9 Senecio Dr DOREEN 3754 (REI/VG)







Price: \$655,000 Method: Private Sale Date: 12/09/2018 Rooms: 5

Property Type: House Land Size: 540 sqm approx Agent Comments



261 Cookes Rd DOREEN 3754 (REI/VG)





Price: \$620,000 Method: Private Sale Date: 21/01/2019 Rooms: 5

Property Type: House Land Size: 703 sqm approx Agent Comments

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