

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 selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$624,500

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/12/2018

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.

	Address 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



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Comparable Properties



9 Vidler Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$667,000

Method: Private Sale

Date: 05/12/2018

Rooms: 7

Property Type: House



9 Senecio Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$655,000

Method: Private Sale

Date: 12/09/2018

Rooms: 5

Property Type: House

Land Size: 540 sqm approx



261 Cookes Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$620,000

Method: Private Sale

Date: 21/01/2019

Rooms: 5

Property Type: House

Land Size: 703 sqm approx