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	6 Turnstone Street, Doreen Vic 3754

Indicative selling price

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

Range between	$555,000	&	$595,000

Median sale price

Median price	$630,000	House	X	Unit		Suburb	Doreen
Period - From	01/07/2018	to	30/09/2018		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	17 Gael Ct MERNDA 3754	$590,000	26/06/2018
2	49 Midland Rd DOREEN 3754	$585,000	10/09/2018
3	22 Macadamia St DOREEN 3754	$580,000	31/10/2018

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.~~

Geoff Ralph
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Indicative Selling Price
$555,000 - $595,000
Median House Price
September quarter 2018: $630,000

Rooms:
Property Type: Land
Land Size: 538 sqm approx
Agent Comments

Comparable Properties

17 Gael Ct MERNDA 3754 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $590,000
Method: Private Sale
Date: 26/06/2018
Rooms: 4
Property Type: House
Land Size: 643 sqm approx

Agent Comments

49 Midland Rd DOREEN 3754 (REI)

🛏 3   🛁 2   🚗 2

Price: $585,000
Method: Private Sale
Date: 10/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 458 sqm approx

Agent Comments

22 Macadamia St DOREEN 3754 (REI)

🛏 3   🛁 2   🚗 2

Price: $580,000
Method: Private Sale
Date: 31/10/2018
Rooms: 5
Property Type: House
Land Size: 476 sqm approx

Agent Comments