

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

45 Marley Boulevard, Doreen Vic 3754

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$620,900

Property Type

House

Suburb

Doreen

Period - From

01/07/2019

to

30/06/2020

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	27 Woorawa Dr DOREEN 3754	\$705,000	29/06/2020
2			
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:

28/09/2020 10:55

45 Marley Boulevard, Doreen Vic 3754

DARREN JONES

Daniel Leibowitz

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Indicative Selling Price

\$699,000

Median House Price

Year ending June 2020: \$620,900



Property Type: House (Res)

Land Size: 451 sqm approx

Agent Comments

Comparable Properties



27 Woorawa Dr DOREEN 3754 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 29/06/2020

Property Type: House

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.