## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	49 Laurimar Boulevard, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000
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#### Median sale price

Median price	\$650,000	Pro	perty Type	House		Suburb	Doreen
Period - From	01/10/2019	to	31/12/2019		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

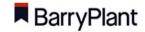
Add	dress of comparable property	Price	Date of sale
1	18 Montrose Dr DOREEN 3754	\$808,000	14/10/2019
2	23 Laurence St DOREEN 3754	\$790,000	29/11/2019
3	4 Mollison Dr DOREEN 3754	\$766,000	25/11/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/03/2020 12:44





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**Indicative Selling Price** \$750,000 - \$825,000 **Median House Price** December quarter 2019: \$650,000



Property Type: House (Res)

Land Size: 606 sqm approx **Agent Comments** 

## Comparable Properties



18 Montrose Dr DOREEN 3754 (REI/VG)



Price: \$808,000 Method: Private Sale Date: 14/10/2019

Property Type: House (Res) Land Size: 636 sqm approx

**Agent Comments** 



23 Laurence St DOREEN 3754 (REI/VG)





Price: \$790,000 Method: Private Sale Date: 29/11/2019 Property Type: House Land Size: 687 sqm approx Agent Comments



4 Mollison Dr DOREEN 3754 (REI/VG)





Price: \$766.000

Method: Sold Before Auction

Date: 25/11/2019

Rooms: 5

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



