

# 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

49 Laurimar Boulevard, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$650,000

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

December quarter 2019: \$650,000



 4  2  2

**Property Type:** House (Res)

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**18 Montrose Dr DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$808,000

**Method:** Private Sale

**Date:** 14/10/2019

**Property Type:** House (Res)

**Land Size:** 636 sqm approx



**23 Laurence St DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$790,000

**Method:** Private Sale

**Date:** 29/11/2019

**Property Type:** House

**Land Size:** 687 sqm approx



**4 Mollison Dr DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$766,000

**Method:** Sold Before Auction

**Date:** 25/11/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 672 sqm approx