

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

57 Coulthard Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000

&

\$590,000

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	12 Pademelon St DOREEN 3754	\$585,000	18/09/2019
2	10 Marbella Av DOREEN 3754	\$576,000	08/02/2020
3	11 Tarpan Dr DOREEN 3754	\$575,000	05/09/2019

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:

26/02/2020 16:35



 4  2  2

Property Type: House (Res)

Land Size: 448 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median House Price

December quarter 2019: \$650,000

Comparable Properties



12 Pademelon St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000

Method: Private Sale

Date: 18/09/2019

Property Type: House (Res)

Land Size: 400 sqm approx



10 Marbella Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$576,000

Method: Auction Sale

Date: 08/02/2020

Property Type: House (Res)

Land Size: 479 sqm approx



11 Tarpan Dr DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$575,000

Method: Sale

Date: 05/09/2019

Property Type: House (Res)

Land Size: 448 sqm approx