

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

1 Montsalvat Street, Doreen Vic 3754

Indicative selling price

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

Single price

\$679,500

Median sale price

Median price

\$572,500

House

X

Unit

Suburb

Doreen

Period - From

01/01/2019

to

31/03/2019

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		
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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
\$679,500
Median House Price
March quarter 2019: \$572,500

Comparable Properties



65 Sunstone Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$680,000
Method: Private Sale
Date: 01/02/2019
Rooms: 10
Property Type: House
Land Size: 511 sqm approx



6 Hammock Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$672,000
Method: Private Sale
Date: 15/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 558 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.