

## 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

39 Elation 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 \$570,000

&

\$620,000

#### Median sale price

Median price \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

30/06/2018

Source REIV

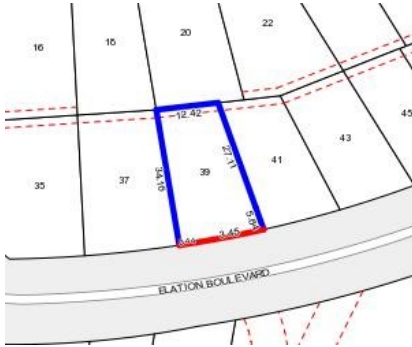
#### Comparable property sales (\*Delete A or B below as applicable)

**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 Embankment Rd DOREEN 3754	\$620,000	12/10/2018
2	33 Sanctum Cirt DOREEN 3754	\$590,600	17/07/2018
3	1 Wallaroo Way DOREEN 3754	\$572,000	22/09/2018

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 497 sqm approx

**Agent Comments**

## Comparable Properties



**27 Embankment Rd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$620,000

**Method:** Expression of Interest

**Date:** 12/10/2018

**Rooms:** 8

**Property Type:** House



**33 Sanctum Cirt DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$590,600

**Method:** Private Sale

**Date:** 17/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 451 sqm approx



**1 Wallaroo Way DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$572,000

**Method:** Auction Sale

**Date:** 22/09/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 509 sqm approx