

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

23 Lythrum Street, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$624,500

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/12/2018

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 11 Martha Lnk DOREEN 3754	\$570,000	25/09/2018
2 8 Lexington Av DOREEN 3754	\$550,000	05/02/2019
3 13 Hazlett St DOREEN 3754	\$520,000	22/02/2019

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.~~

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Indicative Selling Price
\$520,000 - \$570,000

Median House Price
Year ending December 2018: \$624,500



Rooms:
Property Type: Land
Land Size: 438 sqm approx
Agent Comments

Comparable Properties



11 Martha Ln DOREEN 3754 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 25/09/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 400 sqm approx



8 Lexington Av DOREEN 3754 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 05/02/2019
Rooms: 9
Property Type: House
Land Size: 416 sqm approx



13 Hazlett St DOREEN 3754 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 22/02/2019
Rooms: 9
Property Type: House
Land Size: 349 sqm approx