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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 23 Lythrum Street, Doreen Vic 3754 Indicative selling price

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Median sale price

Range between \$520,000

Median price	\$624,500	Hou	se	х	Unit		Suburb	Doreen
Period - From	01/01/2018	to	31/1	12/2018		Source	REIV	

\$570,000

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

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

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.

Ad	dress 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

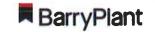
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$520,000 - \$570,000 Median House Price Year ending December 2018: \$624,500





Property Type: Land Land Size: 438 sqm approx

Agent Comments

Comparable Properties



11 Martha Lnk DOREEN 3754 (REI/VG)

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Price: \$570,000 Method: Private Sale Date: 25/09/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 400 sqm approx

Agent Comments



8 Lexington Av DOREEN 3754 (REI)

🖺 4 🦛 2 🛱

Price: \$550,000 Method: Private Sale Date: 05/02/2019 Rooms: 9

Property Type: House **Land Size:** 416 sqm approx

Agent Comments



13 Hazlett St DOREEN 3754 (REI)

💾 4 😓 2 🛱 2

Price: \$520,000 Method: Private Sale Date: 22/02/2019 Rooms: 9

Property Type: House **Land Size:** 349 sqm approx

Agent Comments

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The Information contained herein is to be used as a guide only. Although every care has been taken In the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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