

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

10 Pinnacle Views, Doreen Vic 3754

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$643,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2020

to

31/12/2020

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	16 Glass Cr DOREEN 3754	\$851,000	29/01/2021
2	14 Brookwood Av DOREEN 3754	\$800,000	16/11/2020
3	16 Tarpan Dr DOREEN 3754	\$780,000	11/09/2020

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:

25/02/2021 16:37



4 2 2

Property Type: House (Res)

Land Size: 632 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending December 2020: \$643,000

Comparable Properties



16 Glass Cr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$851,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 646 sqm approx



14 Brookwood Av DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$800,000

Method: Private Sale

Date: 16/11/2020

Property Type: House (Res)

Land Size: 684 sqm approx



16 Tarpan Dr DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$780,000

Method: Private Sale

Date: 11/09/2020

Property Type: House

Land Size: 864 sqm approx