

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

19 Escape Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$440,000

&

\$480,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	19 Pomegranate Gr MERNDA 3754	\$475,000	09/03/2017
2	38 Aspect Dr DOREEN 3754	\$473,000	14/07/2017
3	5 Heronvale Ct DOREEN 3754	\$465,000	31/05/2017

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.~~

AWAITING
IMAGE



Rooms:
Property Type: Land
Land Size: 460 sqm approx
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median House Price
June quarter 2017: \$542,500

Comparable Properties



19 Pomegranate Gr MERNDA 3754 (REI/VG)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 09/03/2017
Rooms: 5
Property Type: House
Land Size: 412 sqm approx



38 Aspect Dr DOREEN 3754 (REI)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 14/07/2017
Rooms: 7
Property Type: House (Res)
Land Size: 350 sqm approx



5 Heronvale Ct DOREEN 3754 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 439 sqm approx