

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 19 Escape Drive, Doreen Vic 3754 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$440,000 & \$480,000 | Range between | \$440,000 | & | \$480,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$542,500 | Hou | se 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

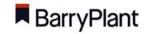
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

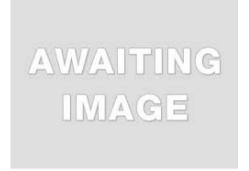
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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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)





Price: \$475,000 Method: Private Sale Date: 09/03/2017 Rooms: 5

Property Type: House Land Size: 412 sqm approx **Agent Comments**



38 Aspect Dr DOREEN 3754 (REI)

4







Price: \$473.000 Method: Private Sale Date: 14/07/2017

Rooms: 7

Property Type: House (Res) Land Size: 350 sqm approx

Agent Comments



5 Heronvale Ct DOREEN 3754 (REI/VG)





Price: \$465,000 Method: Private Sale Date: 31/05/2017

Rooms: -

Property Type: House (Res) Land Size: 439 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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