

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

13 Charbray Street, Doreen Vic 3754

Indicative selling price

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

Range between

\$540,000

&

\$580,000

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	117 Flaxen Hills Rd DOREEN 3754	\$580,000	18/09/2017
2	11 Gunghalin Dr DOREEN 3754	\$570,000	28/09/2017
3	11 Charbray St DOREEN 3754	\$552,000	28/08/2017

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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median House Price
June quarter 2017: \$542,500

Comparable Properties

117 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 432 sqm approx



11 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$570,000
Method: Private Sale
Date: 28/09/2017
Rooms: -
Property Type: House (Res)



11 Charbray St DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$552,000
Method: Private Sale
Date: 28/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx