

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

102 Elation Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000

&

\$590,000

Median sale price

Median price \$621,500

Property Type House

Suburb Doreen

Period - From 01/07/2020

to

30/09/2020

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	91 Nancarrow Dr DOREEN 3754	\$580,000	12/07/2020
2	11 Bassetts Rd DOREEN 3754	\$575,000	13/11/2020
3	123 Elation Blvd DOREEN 3754	\$570,000	02/11/2020

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:

11/01/2021 16:28



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Property Type: House
(Residential)

Land Size: 322 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median House Price

September quarter 2020: \$621,500

Comparable Properties

91 Nancarrow Dr DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$580,000

Method: Sale

Date: 12/07/2020

Property Type: House (Res)

Land Size: 387 sqm approx

11 Bassetts Rd DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$575,000

Method: Sale

Date: 13/11/2020

Property Type: House (Res)

Land Size: 396 sqm approx



123 Elation Blvd DOREEN 3754 (RE/VG)

Agent Comments

 4  2  2

Price: \$570,000

Method: Private Sale

Date: 02/11/2020

Property Type: House

Land Size: 353 sqm approx