

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

24 Kamori Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$650,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to

31/12/2019

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	18 Walker Dr DOREEN 3754	\$543,000	09/10/2019
2	31 Meander Rd DOREEN 3754	\$517,000	12/10/2019
3	25 Blackbird Cr DOREEN 3754	\$507,500	12/10/2019

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:

20/01/2020 16:02



 3  2  1

Property Type: House (Res)
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,500
Median House Price
December quarter 2019: \$650,000

Comparable Properties



18 Walker Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$543,000
Method: Sold Before Auction
Date: 09/10/2019
Property Type: House (Res)
Land Size: 320 sqm approx



31 Meander Rd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$517,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 447 sqm approx

25 Blackbird Cr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$507,500
Method: Private Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 250 sqm approx