

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

40 Horsley Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$572,500 House ☒ Unit ☐ Suburb Doreen

Period - From 01/01/2019 to 31/03/2019 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 6 Turnstone St DOREEN 3754	\$550,000	25/01/2019
2 3 Impulse Av DOREEN 3754	\$532,000	01/03/2019
3 7 Hammock Dr DOREEN 3754	\$530,000	15/02/2019

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.~~



 3  2  2

Rooms:
Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
 \$520,000 - \$560,000
Median House Price
 March quarter 2019: \$572,500

Comparable Properties



6 Turnstone St DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$550,000
Method: Private Sale
Date: 25/01/2019
Rooms: 8
Property Type: House
Land Size: 539 sqm approx



3 Impulse Av DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$532,000
Method: Private Sale
Date: 01/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx



7 Hammock Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$530,000
Method: Private Sale
Date: 15/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 450 sqm approx