

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

21 Vantage Point Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$610,000 Property Type House Suburb Doreen

Period - From 01/01/2019 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	6 Sunningdale Rd DOREEN 3754	\$540,000	15/08/2019
2	19 Aria Ct DOREEN 3754	\$535,000	22/10/2019
3	29 Gael Ct MERNDA 3754	\$515,000	29/08/2019

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 545 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
Year ending December 2019: \$610,000

Comparable Properties



6 Sunningdale Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 15/08/2019
Property Type: House
Land Size: 455 sqm approx

19 Aria Ct DOREEN 3754 (VG)

Agent Comments



Price: \$535,000
Method: Sale
Date: 22/10/2019
Property Type: House (Res)
Land Size: 540 sqm approx



29 Gael Ct MERNDA 3754 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 29/08/2019
Property Type: House (Res)
Land Size: 586 sqm approx