Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale
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Including suburb and postcode	21 Vantage Point Boulevard, Doreen Vic 3754
ndicative selling pric	ee

Ir

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	Pro	perty 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.

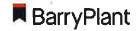
Ad	dress of comparable property	Price	Date of sale
1	6 Sunningdale Rd DOREEN 3754	\$540,000	15/08/2019
2	19 Aria Ct DOREEN 3754	\$535,000	22/10/2019
3	29 Gael Ct MERNDA 3754	\$515,000	29/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/02/2020 10:59
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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)

3





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)

3







Price: \$515,000 Method: Sale Date: 29/08/2019

Property Type: House (Res) Land Size: 586 sqm approx Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



