

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

6 Comet Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/09/2018

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	43 Stourhead Av MERNDA 3754	\$530,000	05/12/2018
2	34 Sunstone Blvd DOREEN 3754	\$515,000	20/08/2018
3	116 Elation Blvd DOREEN 3754	\$500,000	23/08/2018

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 (Res)

Land Size: 373 sqm approx

Agent Comments

Comparable Properties

43 Stourhead Av MERNDA 3754 (REI/VG)

Agent Comments

 3  3  2

Price: \$530,000

Method: Sold Before Auction

Date: 05/12/2018

Rooms: -

Property Type: House

Land Size: 336 sqm approx



34 Sunstone Blvd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$515,000

Method: Sold Before Auction

Date: 20/08/2018

Rooms: 4

Property Type: House (Res)

Land Size: 349 sqm approx

116 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$500,000

Method: Sold Before Auction

Date: 23/08/2018

Rooms: -

Property Type: House

Land Size: 330 sqm approx