

## 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

14 Corriedale Drive, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$660,000

#### Median sale price

Median price \$572,500

House

X

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 | 11 Delaney Rise DOREEN 3754    | \$660,000 | 03/06/2019   |
| 2 | 110 Laurimar Blvd DOREEN 3754  | \$650,000 | 04/03/2019   |
| 3 | 261 Cookes Rd DOREEN 3754      | \$620,000 | 21/01/2019   |

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.~~



 4
  2
  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median House Price**  
 March quarter 2019: \$572,500

## Comparable Properties



**11 Delaney Rise DOREEN 3754 (REI)**

**Agent Comments**

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**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 03/06/2019  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**110 Laurimar Blvd DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 764 sqm approx



**261 Cookes Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

 4
  2
  2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 21/01/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 703 sqm approx