

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

22 Spoonbill Street, Doreen Vic 3754

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$678,000

Property Type House

Suburb Doreen

Period - From 01/01/2021

to 31/03/2021

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	136 Eminence Blvd DOREEN 3754	\$650,000	26/03/2021
2	9 Orient Dr DOREEN 3754	\$680,000	09/03/2021
3			

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:
Divorce/Estate/Family Transfers
Land Size: 612 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$726,000
Median House Price
March quarter 2021: \$678,000

Comparable Properties



136 Eminence Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 26/03/2021
Property Type: House
Land Size: 577 sqm approx



9 Orient Dr DOREEN 3754 (VG)

Agent Comments



Price: \$680,000
Method: Sale
Date: 09/03/2021
Property Type: House (Res)
Land Size: 590 sqm approx

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.