

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

24 Landano Way, Doreen Vic 3754

Indicative selling price

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

Range between \$785,000 & \$860,000

Median sale price

Median price \$586,500 House X Unit Suburb Doreen

Period - From 01/10/2018 to 31/12/2018 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	36 Flaxen Hills Rd DOREEN 3754	\$850,000	09/02/2019
2	20 Sugarloaf Rise DOREEN 3754	\$825,000	24/09/2018
3	17 Rural PI DOREEN 3754	\$768,500	06/12/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 969 sqm approx

Agent Comments

Indicative Selling Price

\$785,000 - \$860,000

Median House Price

December quarter 2018: \$586,500

Comparable Properties



36 Flaxen Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 1318 sqm approx



20 Sugarloaf Rise DOREEN 3754 (REI/VG)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 24/09/2018

Rooms: 7

Property Type: House

Land Size: 820 sqm approx



17 Rural Pl DOREEN 3754 (REI/VG)

Agent Comments



Price: \$768,500

Method: Private Sale

Date: 06/12/2018

Rooms: -

Property Type: House

Land Size: 1050 sqm approx