

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

165 Orchard Road, Doreen Vic 3754

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$535,000

Property Type Townhouse

Suburb Doreen

Period - From 29/11/2020

to

28/11/2021

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	41 Burssi Cirt DOREEN 3754	\$455,500	29/06/2021
2	32 Yellow Brick Rd DOREEN 3754	\$425,000	30/09/2021
3	17 Alphie Way DOREEN 3754	\$417,250	04/08/2021

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:

29/11/2021 16:51



 2  1  1

Property Type: Land
Land Size: 178 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Townhouse Price
29/11/2020 - 28/11/2021: \$535,000

Comparable Properties

41 Burssi Cirt DOREEN 3754 (VG)

Agent Comments

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Price: \$455,500
Method: Sale
Date: 29/06/2021
Property Type: Unit

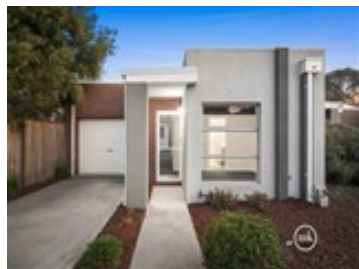


32 Yellow Brick Rd DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$425,000
Method: Private Sale
Date: 30/09/2021
Property Type: Unit
Land Size: 207 sqm approx



17 Alphie Way DOREEN 3754 (REI/VG)

Agent Comments

 2  2  1

Price: \$417,250
Method: Private Sale
Date: 04/08/2021
Rooms: 3
Property Type: Unit
Land Size: 209 sqm approx

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088