



James Newton
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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

69 Eliot Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	9 Orient Dr DOREEN 3754	\$625,000	04/04/2017
2	61 Merredin Cirt DOREEN 3754	\$599,999	09/08/2017
3	91 Eliot Av DOREEN 3754	\$590,000	07/08/2017

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.~~



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Indicative Selling Price

\$590,000 - \$620,000

Median House Price

June quarter 2017: \$542,500



Rooms:

Property Type: House

Land Size: 560 sqm approx

Agent Comments

Comparable Properties



9 Orient Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 04/04/2017

Rooms: -

Property Type: House

Land Size: 589 sqm approx



61 Merredin Cirt DOREEN 3754 (REI)

Agent Comments



Price: \$599,999

Method: Private Sale

Date: 09/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 548 sqm approx



91 Eliot Av DOREEN 3754 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: House

Land Size: 448 sqm approx