

## 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

5 Moura Place, 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 \$550,000

&

\$600,000

### Median sale price

Median price \$641,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to

31/03/2020

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	7 Patton St DOREEN 3754	\$585,000	19/03/2020
2	3 Lanner Way DOREEN 3754	\$580,000	27/02/2020
3	12 Aria Ct DOREEN 3754	\$570,000	04/04/2020

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:

30/05/2020 16:51



 3  2  2

**Property Type:** House  
**Land Size:** 367 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
March quarter 2020: \$641,000

## Comparable Properties



**7 Patton St DOREEN 3754 (REI)**

**Agent Comments**

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**Price:** \$585,000  
**Method:** Sale by Tender  
**Date:** 19/03/2020  
**Property Type:** House  
**Land Size:** 356 sqm approx



**3 Lanner Way DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 27/02/2020  
**Property Type:** House (Res)  
**Land Size:** 331 sqm approx



**12 Aria Ct DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 04/04/2020  
**Property Type:** House (Res)  
**Land Size:** 387 sqm approx