# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Including suburb and postcode	5 Moura Place, Doreen Vic 3754						
Indicative selling price							
For the meaning of this p	rice see consumer.vic.gov.au/underquoting						

\$600,000

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## Median sale price

Range between \$550,000

Median price	\$641,000	Pro	perty 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.

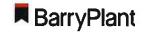
Ad	Address of comparable property		Date of sale
1	7 Patton St DOREEN 3754	\$585,000	19/03/2020
2	3 Lanner Way DOREEN 3754	\$580,000	27/02/2020
3	12 Aria Ct DOREEN 3754	\$570,000	04/04/2020

#### 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









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)

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**—** 2

**6** 

Price: \$585,000

Method: Sale by Tender Date: 19/03/2020 Property Type: House Land Size: 356 sqm approx **Agent Comments** 



3 Lanner Way DOREEN 3754 (REI/VG)

**=**3

**i** 2



Price: \$580,000 Method: Private Sale Date: 27/02/2020

Property Type: House (Res) Land Size: 331 sqm approx

**Agent Comments** 



12 Aria Ct DOREEN 3754 (REI/VG)



**Price**: \$570,000 **Method**: Private Sale **Date**: 04/04/2020

Property Type: House (Res) Land Size: 387 sqm approx

**Agent Comments** 

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