

# 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

23 Gunghalin Drive, 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 \$585,000

&

\$643,500

### Median sale price

Median price \$610,000

Property Type House

Suburb Doreen

Period - From 20/07/2019

to

19/07/2020

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	6 Coulthard Cr DOREEN 3754	\$620,000	04/03/2020
2	5 Moura PI DOREEN 3754	\$595,000	29/06/2020
3	47 Resort Blvd DOREEN 3754	\$590,000	30/05/2020

**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:

20/07/2020 19:34

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**Indicative Selling Price**

\$585,000 - \$643,500

**Median House Price**

20/07/2019 - 19/07/2020: \$610,000



**Property Type:** House (New - Detached)

**Land Size:** 448 sqm approx

Agent Comments

## Comparable Properties



**6 Coulthard Cr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 04/03/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 400 sqm approx



**5 Moura Pl DOREEN 3754 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 29/06/2020

**Property Type:** House (Res)

**Land Size:** 367 sqm approx



**47 Resort Blvd DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 30/05/2020

**Rooms:** 8

**Property Type:** House

**Land Size:** 479 sqm approx