Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	23 Gunghalin Drive, Doreen Vic 3754
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$610,000	Pro	perty 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

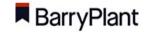
Add	dress of comparable property	Price	Date of sale
1	6 Coulthard Cr DOREEN 3754	\$620,000	04/03/2020
2	5 Moura PI DOREEN 3754	\$595,000	29/06/2020
3	47 Resort Blvd DOREEN 3754	\$590,000	30/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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)





Price: \$620,000 Method: Private Sale

Date: 04/03/2020 Rooms: 6

Property Type: House Land Size: 400 sqm approx **Agent Comments**



5 Moura PI DOREEN 3754 (REI)

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Price: \$595,000 Method: Private Sale Date: 29/06/2020

Property Type: House (Res) Land Size: 367 sqm approx Agent Comments



47 Resort Blvd DOREEN 3754 (REI/VG)

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Price: \$590,000 Method: Private Sale Date: 30/05/2020 Rooms: 8

Property Type: House Land Size: 479 sqm approx Agent Comments

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