

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

40 Orchard Road, Doreen Vic 3754

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$643,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to

31/12/2020

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	25 Landing Av DOREEN 3754	\$535,000	09/01/2021
2	44 Lincoln Way DOREEN 3754	\$535,000	17/02/2021
3			

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:

01/04/2021 11:19



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Property Type: House
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median House Price
Year ending December 2020: \$643,000

Comparable Properties



25 Landing Av DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$535,000
Method: Private Sale
Date: 09/01/2021
Property Type: House
Land Size: 327 sqm approx



44 Lincoln Way DOREEN 3754 (REI)

Agent Comments

3 2 1

Price: \$535,000
Method: Private Sale
Date: 17/02/2021
Property Type: House
Land Size: 315 sqm approx

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.