

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

11 Gunghalin Drive, Doreen Vic 3754

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000

&

\$580,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to 30/06/2017

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 5 Karakul Cr DOREEN 3754	\$572,100	31/07/2017
2 11 Charbray St DOREEN 3754	\$552,000	28/08/2017
3 183 Painted Hills Rd DOREEN 3754	\$535,000	15/08/2017

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.~~

11 Gunghalin Drive, Doreen Vic 3754



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Indicative Selling Price

\$530,000 - \$580,000

Median House Price

June quarter 2017: \$542,500



3 2 2

Rooms:

Property Type: House

Land Size: 432 sqm approx

Agent Comments

Comparable Properties



5 Karakul Cr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$572,100

Method: Private Sale

Date: 31/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 440 sqm approx



11 Charbray St DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$552,000

Method: Private Sale

Date: 28/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 448 sqm approx

183 Painted Hills Rd DOREEN 3754 (REI)

Agent Comments

3 2 -

Price: \$535,000

Method: Private Sale

Date: 15/08/2017

Rooms: -

Property Type: House

Land Size: 378 sqm approx