

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

31 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$595,000

&

\$640,000

Median sale price

Median price \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

30/06/2018

Source REIV

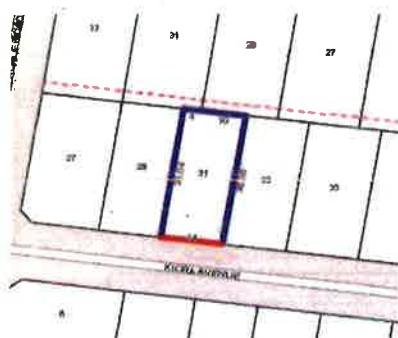
Comparable property sales (*Delete A or B below as applicable)

- 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	11 Impulse Av DOREEN 3754	\$637,000	05/05/2018
2	36 Breenview PI DOREEN 3754	\$630,000	21/07/2018
3	32 Escape Dr DOREEN 3754	\$626,500	23/05/2018

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.~~



 4  2  2

Rooms:
Property Type: Land
Land Size: 505 sqm approx
Agent Comments

Indicative Selling Price
 \$595,000 - \$640,000
Median House Price
 June quarter 2018: \$645,000

Comparable Properties



11 Impulse Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$637,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 477 sqm approx



36 Breenview PI DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$630,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 514 sqm approx



32 Escape Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$626,500
Method: Private Sale
Date: 23/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx