

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

3 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$700,000

&

\$720,000

Median sale price

Median price \$600,500

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/06/2019

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	33 Nash Gr DOREEN 3754	\$705,000	04/06/2019
2	2 Harbor St DOREEN 3754	\$705,000	23/04/2019
3	3 Breenview PI DOREEN 3754	\$700,000	12/04/2019

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: House (Res)
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
 \$700,000 - \$720,000
Median House Price
 Year ending June 2019: \$600,500

Comparable Properties



33 Nash Gr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$705,000
Method: Private Sale
Date: 04/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 640 sqm approx



2 Harbor St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$705,000
Method: Private Sale
Date: 23/04/2019
Rooms: 7
Property Type: House
Land Size: 642 sqm approx



3 Breenview Pl DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$700,000
Method: Private Sale
Date: 12/04/2019
Rooms: 11
Property Type: House
Land Size: 653 sqm approx