### 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<br>Including suburb and<br>postcode                        | 32 Horning Street, Doreen Vic 3754      |  |  |  |  |  |
| Indicative selling price   |   |  |  |  |  |  |
| For the meaning of this price see consumer.vic.gov.au/underquoting |   |  |  |  |  |  |
| Range between \$320,   | 8 \$350,000                             |  |  |  |  |  |
| Median sale price  |   |  |  |  |  |  |
| Median price \$320,00  | Property Type Vacant land Suburb Doreen |  |  |  |  |  |
| Period - From 01/10/2  | 018 to 30/09/2019 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                              | 22 Miranda Dr DOREEN 3754 | \$340,000 | 14/09/2019   |
| 2                              | 3 Horning St DOREEN 3754  | \$325,000 | 07/08/2019   |
| 3                              | 36 Horning St DOREEN 3754 | \$320,000 | 27/08/2019   |

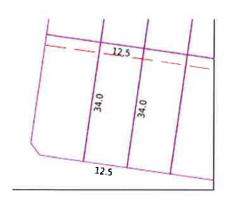
OR

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.

| This Statement of Information was prepared on: | 01/10/2019 09:37 |
|--|------------------|









Property Type: Residential Land Land Size: 425 sqm approx

**Agent Comments** 

Indicative Selling Price \$320,000 - \$350,000 Median Land Price 01/10/2018 - 30/09/2019: \$320,000

## Comparable Properties



22 Miranda Dr DOREEN 3754 (REI)

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**Price**: \$340,000 **Method**: Auction Sale **Date**: 14/09/2019

Property Type: Land (Res) Land Size: 447 sqm approx Agent Comments

3 Horning St DOREEN 3754 (VG)







Price: \$325,000 Method: Sale Date: 07/08/2019 Property Type: Land Land Size: 447 sgm approx **Agent Comments** 

36 Horning St DOREEN 3754 (REI)







**Price:** \$320,000 **Method:** Private Sale **Date:** 27/08/2019

**Property Type:** Land (Res) **Land Size:** 444 sqm approx

**Agent Comments** 

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