

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

32 Horning Street, Doreen Vic 3754

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$320,000

Property Type

Vacant land

Suburb

Doreen

Period - From

01/10/2018

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)

Agent Comments



Price: \$340,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Land (Res)
Land Size: 447 sqm approx

3 Horning St DOREEN 3754 (VG)

Agent Comments



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

36 Horning St DOREEN 3754 (REI)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 27/08/2019
Property Type: Land (Res)
Land Size: 444 sqm approx