

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	8 Beacon Place, Doreen Vic 3754
ndicative selling prid	ce

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

Range between	\$580,000	&	\$635,000
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Median sale price

Median price	\$542,500	Hou	ise 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)

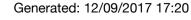
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4 Journey Av DOREEN 3754	\$620,000	07/08/2017
2	6 Graffs Av DOREEN 3754	\$626,500	27/07/2017
3	20 Vantage Point Blvd DOREEN 3754	\$635,000	23/05/2017

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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650









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> **Indicative Selling Price** \$580,000 - \$635,000 **Median House Price** June quarter 2017: \$542,500



Rooms:

Property Type: Land Land Size: 613 sqm approx

Agent Comments

Comparable Properties



4 Journey Av DOREEN 3754 (REI)



Price: \$620,000 Method: Private Sale Date: 07/08/2017 Rooms: 6

Property Type: House Land Size: 512 sqm approx

6 Graffs Av DOREEN 3754 (REI)





Price: \$626.500 Method: Private Sale Date: 27/07/2017

Rooms: 5

Property Type: House Land Size: 621 sqm approx

20 Vantage Point Blvd DOREEN 3754 (REI/VG) Agent Comments





Price: \$635,000 Method: Private Sale Date: 23/05/2017

Rooms: -

Property Type: House Land Size: 635 sqm approx

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Agent Comments

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