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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

8 Beacon Place, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$635,000

Median sale price

Median price \$542,500

House

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.

	Address 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.~~



4 2 2

Rooms:

Property Type: Land

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$635,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



4 Journey Av DOREEN 3754 (REI)

Agent Comments

4 2 2

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)

Agent Comments

4 2 2

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

4 2 2

Price: \$635,000

Method: Private Sale

Date: 23/05/2017

Rooms: -

Property Type: House

Land Size: 635 sqm approx