

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

38 Merredin Circuit, Doreen Vic 3754

Indicative selling price

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

Range between \$660,000

&

\$690,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

Source REIV

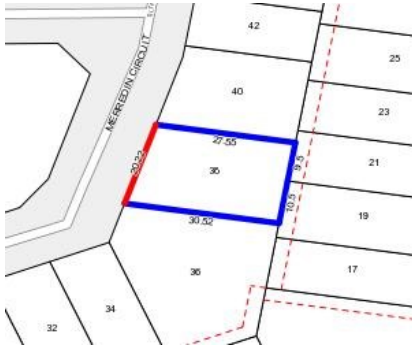
Comparable property sales (*Delete A or B below as applicable)

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	46 Warrawong Cirt DOREEN 3754	\$678,500	18/10/2017
2	194 Hazel Glen Dr DOREEN 3754	\$675,100	03/07/2017
3	33 Tarawera Rd DOREEN 3754	\$660,000	30/05/2017

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 Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$690,000
Median House Price
September quarter 2017: \$580,000

Comparable Properties



46 Warrawong Cirt DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$678,500
Method: Private Sale
Date: 18/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 621 sqm approx



194 Hazel Glen Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$675,100
Method: Private Sale
Date: 03/07/2017
Rooms: -
Property Type: House
Land Size: 640 sqm approx



33 Tarawera Rd DOREEN 3754 (REI)

Agent Comments

 4  2  4

Price: \$660,000
Method: Private Sale
Date: 30/05/2017
Rooms: 9
Property Type: House (Res)
Land Size: 702 sqm approx