

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 | 38 Merredin Circuit, Doreen Vic 3754 |
|----------------------|--------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Hou | use 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.

| Add | dress 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 |

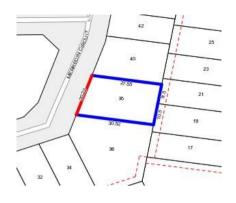
OR

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.











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)





Price: \$678,500 Method: Private Sale Date: 18/10/2017

Rooms: -

Property Type: House (Res) Land Size: 621 sqm approx

Agent Comments



194 Hazel Glen Dr DOREEN 3754 (REI/VG)







Agent Comments

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)







Price: \$660,000 Method: Private Sale Date: 30/05/2017

Rooms: 9

Property Type: House (Res) Land Size: 702 sqm approx

Agent Comments



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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