

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

10 Refuge Place, Doreen Vic 3754

Indicative selling price

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

Range between \$645,000

&

\$680,000

Median sale price

Median price \$615,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

31/03/2019

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	52 Kiora Av DOREEN 3754	\$677,000	20/06/2019
2	3 Damani PI DOREEN 3754	\$675,000	06/05/2019
3	11 Delaney Rise DOREEN 3754	\$660,000	03/06/2019

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.

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Indicative Selling Price

\$645,000 - \$680,000

Median House Price

Year ending March 2019: \$615,000



 4  2  2

Rooms:

Property Type: House

Land Size: 618 sqm approx

Agent Comments

Comparable Properties



52 Kiora Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$677,000

Method: Private Sale

Date: 20/06/2019

Rooms: 5

Property Type: House

Land Size: 641 sqm approx



3 Damani PI DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$675,000

Method: Private Sale

Date: 06/05/2019

Rooms: -

Property Type: House

Land Size: 661 sqm approx



11 Delaney Rise DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$660,000

Method: Private Sale

Date: 03/06/2019

Rooms: 7

Property Type: House (Res)

Land Size: 648 sqm approx