

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 SUNSTONE BOULEVARD, DOREEN, VIC 3754

Indicative selling price

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

Price Range:

\$620,000 to \$675,000

Median sale price

Median price

\$506,000

House

X

Unit

Suburb

DOREEN

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

Comparable property sales

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
5 EMBANKMENT RD, DOREEN, VIC 3754	*\$645,500	13/07/2017
60 CATHEDRAL RISE, DOREEN, VIC 3754	*\$666,500	15/05/2017
18 JOURNEY AVE, DOREEN, VIC 3754	*\$650,000	06/03/2017