

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

9 Divagate Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$650,000 & \$685,000

Median sale price

Median price \$586,500 House X Unit Suburb Doreen

Period - From 01/10/2018 to 31/12/2018 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	9 Vidler Av DOREEN 3754	\$667,000	05/12/2018
2	12 Sandover St DOREEN 3754	\$665,000	07/08/2018
3	133 Elation Blvd DOREEN 3754	\$650,000	22/08/2018

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: 400 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$685,000
Median House Price
December quarter 2018: \$586,500

Comparable Properties



9 Vidler Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$667,000
Method: Private Sale
Date: 05/12/2018
Rooms: 7
Property Type: House



12 Sandover St DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$665,000
Method: Expression of Interest
Date: 07/08/2018
Rooms: 7
Property Type: House
Land Size: 426 sqm approx



133 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$650,000
Method: Private Sale
Date: 22/08/2018
Rooms: 5
Property Type: House
Land Size: 452 sqm approx