

#### 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	35 Meander Road, Doreen Vic 3754

#### Indicative selling price

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

Range between	\$510,000	&	\$560,000
1			

#### Median sale price

Median price	\$586,500	Hou	ıse 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.

Ad	dress of comparable property	Price	Date of sale
1	146 Elation Blvd DOREEN 3754	\$560,000	15/12/2018
2	6 Turnstone St DOREEN 3754	\$550,000	25/01/2019
3	59 Hehr St DOREEN 3754	\$549,000	30/10/2018

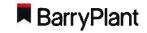
#### OR

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.





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Rooms:

Property Type: House Land Size: 389 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$510,000 - \$560,000 **Median House Price** December quarter 2018: \$586,500

## Comparable Properties



146 Elation Blvd DOREEN 3754 (REI)



Price: \$560,000 Method: Private Sale Date: 15/12/2018

Rooms: -

Property Type: House Land Size: 417 sqm approx **Agent Comments** 



6 Turnstone St DOREEN 3754 (REI)

3





**6** ∂ 2

Price: \$550,000 Method: Private Sale Date: 25/01/2019

Rooms: 8

**Property Type:** House Land Size: 539 sqm approx **Agent Comments** 

59 Hehr St DOREEN 3754 (REI/VG)





**Agent Comments** 

Price: \$549,000 Method: Private Sale Date: 30/10/2018

Rooms: -

**Property Type:** House Land Size: 336 sqm approx

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