

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

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	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.~~



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$560,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House

Land Size: 417 sqm approx



6 Turnstone St DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$550,000

Method: Private Sale

Date: 25/01/2019

Rooms: 8

Property Type: House

Land Size: 539 sqm approx

59 Hehr St DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$549,000

Method: Private Sale

Date: 30/10/2018

Rooms: -

Property Type: House

Land Size: 336 sqm approx