

## 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

47 Resort Boulevard, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$565,000

&

\$595,000

### Median sale price

Median price

\$650,000

Property Type

House

Suburb

Doreen

Period - From

01/10/2019

to

31/12/2019

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	14 Sunningdale Rd DOREEN 3754	\$590,750	22/01/2020
2	7 Pier Av DOREEN 3754	\$585,000	25/10/2019
3	3 Getaway Dr DOREEN 3754	\$583,000	03/12/2019

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.~~

This Statement of Information was prepared on:

19/02/2020 12:30



 3  2  2

**Property Type:** House (Res)

**Land Size:** 479 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$565,000 - \$595,000

**Median House Price**

December quarter 2019: \$650,000

## Comparable Properties



**14 Sunningdale Rd DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$590,750

**Method:** Private Sale

**Date:** 22/01/2020

**Property Type:** House (Res)

**Land Size:** 455 sqm approx



**7 Pier Av DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 25/10/2019

**Property Type:** House (Res)

**Land Size:** 439 sqm approx



**3 Getaway Dr DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$583,000

**Method:** Private Sale

**Date:** 03/12/2019

**Property Type:** House

**Land Size:** 458 sqm approx