

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

17 Wailes Drive, Doreen Vic 3754

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$599,975

Property Type

House

Suburb

Doreen

Period - From

01/04/2019

to

30/06/2019

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	58 Woorawa Dr DOREEN 3754	\$500,150	27/08/2019
2			
3			

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:

17/09/2019 12:59



 3  2  1

Property Type: House
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
June quarter 2019: \$599,975

Comparable Properties



58 Woorawa Dr DOREEN 3754 (REI)

Agent Comments

 3  2  1

Price: \$500,150
Method: Private Sale
Date: 27/08/2019
Rooms: 6
Property Type: House

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.