

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	32 Lexington Avenue, Doreen Vic 3754
---	--------------------------------------

Indicative selling price

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

Range between	\$575,000	&	\$615,000
---------------	-----------	---	-----------

Median sale price

Median price	\$630,000	House	X	Unit		Suburb	Doreen
Period - From	01/07/2018	to	30/09/2018	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		
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.



 4  2  2

Rooms:

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price

\$575,000 - \$615,000

Median House Price

September quarter 2018: \$630,000

Comparable Properties

4 Peppin Ct DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$605,000

Method: Private Sale

Date: 13/08/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 520 sqm approx



6 Nancarrow Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000

Method: Private Sale

Date: 03/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 485 sqm approx

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.