

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

59 Ballam Way, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$683,000

Property Type House

Suburb Doreen

Period - From 01/10/2020

to

31/12/2020

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	10 Outback Dr DOREEN 3754	\$620,000	18/12/2020
2	26 Mollison Dr DOREEN 3754	\$612,000	25/09/2020
3	13 Martha Ln DOREEN 3754	\$600,000	24/11/2020

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:

20/03/2021 09:06



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Property Type: House
(Residential)
Land Size: 374 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
December quarter 2020: \$683,000

Comparable Properties



10 Outback Dr DOREEN 3754 (VG)

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Agent Comments

Price: \$620,000
Method: Sale
Date: 18/12/2020
Property Type: House (Res)
Land Size: 400 sqm approx



26 Mollison Dr DOREEN 3754 (REI/VG)

 4  2  2

Agent Comments

Price: \$612,000
Method: Private Sale
Date: 25/09/2020
Rooms: 6
Property Type: House (Res)
Land Size: 400 sqm approx

13 Martha Ln DOREEN 3754 (REI/VG)

 4  2  2

Agent Comments

Price: \$600,000
Method: Private Sale
Date: 24/11/2020
Property Type: House (Previously Occupied - Detached)
Land Size: 400 sqm approx