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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

33 Waterway Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

Source REIV

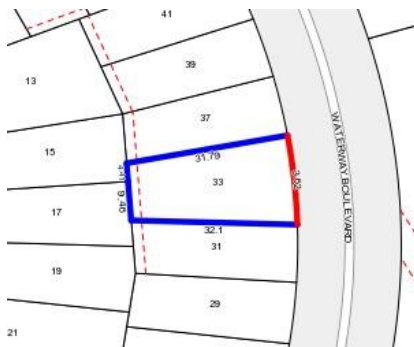
Comparable property sales (*Delete A or B below as applicable)

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	32 Woorawa Dr DOREEN 3754	\$590,000	28/02/2017
2	7 Sunningdale Rd DOREEN 3754	\$591,200	15/05/2017
3	117 Painted Hills Rd DOREEN 3754	\$612,000	26/06/2017

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.~~



Rooms:
Property Type: Land
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median House Price

June quarter 2017: \$542,500

Comparable Properties



32 Woorawa Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: House
Land Size: 480 sqm approx



7 Sunningdale Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$591,200
Method: Private Sale
Date: 15/05/2017
Rooms: -
Property Type: House
Land Size: 462 sqm approx



117 Painted Hills Rd DOREEN 3754 (REI)

Agent Comments



Price: \$612,000
Method: Private Sale
Date: 26/06/2017
Rooms: -
Property Type: House
Land Size: 516 sqm approx