

## 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

7 One Tree Road, Doreen Vic 3754

### Indicative selling price

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

Single price \$600,000

### Median sale price

Median price \$590,000

Property Type House

Suburb Doreen

Period - From 14/11/2018

to 13/11/2019

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	82 Kempen Rd DOREEN 3754	\$600,000	02/09/2019
2	23 Mabel St DOREEN 3754	\$600,000	09/06/2019
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:

14/11/2019 08:54



 4  2  2

**Property Type:** Land  
**Land Size:** 425 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000

**Median House Price**  
14/11/2018 - 13/11/2019: \$590,000

## Comparable Properties



**82 Kampen Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$600,000  
**Method:** Sale by Tender  
**Date:** 02/09/2019  
**Property Type:** House  
**Land Size:** 400 sqm approx



**23 Mabel St DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 09/06/2019  
**Property Type:** House  
**Land Size:** 480 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.