

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

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 Kempen 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.