

## 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

13 Resort Boulevard, Doreen Vic 3754

#### Indicative selling price

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

Range between \$620,000

&

\$660,000

#### Median sale price

Median price \$640,000

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/03/2018

Source REIV

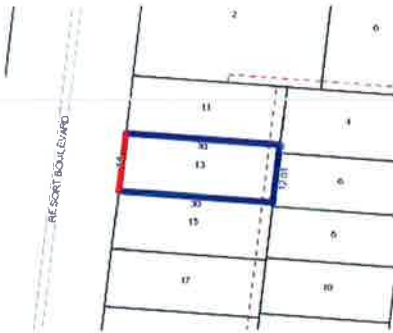
#### Comparable property sales (\*Delete A or B below as applicable)

**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	10 Hammock Dr DOREEN 3754	\$655,000	02/03/2018
2	8 Beltons Way DOREEN 3754	\$650,275	31/01/2018
3	17 Gander St DOREEN 3754	\$640,000	07/03/2018

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 (New - Detached)

**Land Size:** 420 sqm approx

Agent Comments

**Indicative Selling Price**

\$620,000 - \$660,000

**Median House Price**

March quarter 2018: \$640,000

## Comparable Properties



**10 Hammock Dr DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 02/03/2018

**Rooms:** 5

**Property Type:** House



**8 Beltons Way DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$650,275

**Method:** Private Sale

**Date:** 31/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 440 sqm approx



**17 Gander St DOREEN 3754 (REI)**

Agent Comments

 4  2  2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 07/03/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 448 sqm approx