

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

3 Getaway Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$605,075

Property Type House

Suburb Doreen

Period - From 01/07/2019

to

30/09/2019

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	24 Carome Way DOREEN 3754	\$570,000	29/06/2019
2	6 Sunningdale Rd DOREEN 3754	\$540,000	15/08/2019
3	9 Pier Av DOREEN 3754	\$522,500	16/11/2019

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:

18/11/2019 13:06



Property Type: Land

Land Size: 458 sqm approx

Agent Comments

Comparable Properties



24 Carome Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 29/06/2019

Rooms: 6

Property Type: House

Land Size: 444 sqm approx



6 Sunningdale Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 15/08/2019

Property Type: House

Land Size: 455 sqm approx



9 Pier Av DOREEN 3754 (REI)

Agent Comments



Price: \$522,500

Method: Auction Sale

Date: 16/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 430 sqm approx