

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

11 Divagate Avenue, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$641,000

Property Type House

Suburb Doreen

Period - From 01/01/2020

to 31/03/2020

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	13 Wallaroo Way DOREEN 3754	\$655,000	23/01/2020
2	17 Landing Av DOREEN 3754	\$651,150	03/04/2020
3	8 Andmar Way DOREEN 3754	\$650,000	24/03/2020

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:

26/05/2020 09:42



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Property Type: House
(Residential)
Land Size: 400 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$630,000 - \$670,000
Median House Price
March quarter 2020: \$641,000

Comparable Properties



13 Wallaroo Way DOREEN 3754 (REI/VG)

[Agent Comments](#)

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Price: \$655,000
Method: Private Sale
Date: 23/01/2020
Rooms: 8
Property Type: House
Land Size: 482 sqm approx



17 Landing Av DOREEN 3754 (REI)

[Agent Comments](#)

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Price: \$651,150
Method: Private Sale
Date: 03/04/2020
Property Type: House
Land Size: 460 sqm approx



8 Andmar Way DOREEN 3754 (REI)

[Agent Comments](#)

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Price: \$650,000
Method: Private Sale
Date: 24/03/2020
Rooms: 5
Property Type: House
Land Size: 408 sqm approx