

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

75 Sunstone Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$835,000

&

\$865,000

Median sale price

Median price \$775,000

Property Type House

Suburb Doreen

Period - From 01/07/2021

to 30/09/2021

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	47 Orchard Rd DOREEN 3754	\$856,250	04/07/2021
2	14 Montsalvat St DOREEN 3754	\$838,500	11/09/2021
3	28 Lochran Rd DOREEN 3754	\$835,000	30/10/2021

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:

23/11/2021 10:45



4 2 2

Property Type: House (Res)

Land Size: 439 sqm approx

Agent Comments

Double auto garage. Fast NBN with multiple data points throughout the home.

Indicative Selling Price

\$835,000 - \$865,000

Median House Price

September quarter 2021: \$775,000

Comparable Properties



47 Orchard Rd DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$856,250

Method: Private Sale

Date: 04/07/2021

Property Type: House

Land Size: 639 sqm approx



14 Montsalvat St DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$838,500

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 594 sqm approx



28 Lochran Rd DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$835,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 418 sqm approx

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