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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

46 Serle Street, Doreen Vic 3754

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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	4 Keys St DOREEN 3754	\$720,000	30/09/2017
2	45 Sunstone Blvd DOREEN 3754	\$685,199	14/08/2017
3	44 Baigent Av DOREEN 3754	\$649,950	17/06/2017

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.~~



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Indicative Selling Price

\$660,000 - \$720,000

Median House Price

June quarter 2017: \$542,500



Rooms:

Property Type: Land

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



4 Keys St DOREEN 3754 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 30/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 624 sqm approx



45 Sunstone Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$685,199

Method: Private Sale

Date: 14/08/2017

Rooms: 10

Property Type: House (Res)

Land Size: 507 sqm approx



44 Baigent Av DOREEN 3754 (REI/VG)

Agent Comments



Price: \$649,950

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 647 sqm approx