

## 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

14 Mabel Street, 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 \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

30/06/2018

Source REIV

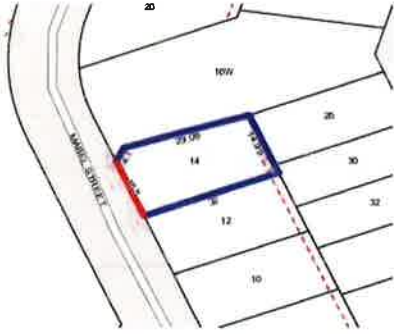
#### Comparable property sales (\*Delete A or B below as applicable)

**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	9 Senecio Dr DOREEN 3754	\$655,000	12/09/2018
2	8 Peterborough Dr DOREEN 3754	\$645,000	24/04/2018
3	29 Senecio Dr DOREEN 3754	\$638,500	15/08/2018

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.~~



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**Rooms:****Property Type:** Residential House**Land Size:** 584 sqm approx

Agent Comments

**Indicative Selling Price**

\$620,000 - \$660,000

**Median House Price**

June quarter 2018: \$645,000

## Comparable Properties

**9 Senecio Dr DOREEN 3754 (REI)**

Agent Comments

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  2

**Price:** \$655,000**Method:** Private Sale**Date:** 12/09/2018**Rooms:** 5**Property Type:** House**Land Size:** 540 sqm approx**8 Peterborough Dr DOREEN 3754 (REI/VG)**

Agent Comments

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  2
  2

**Price:** \$645,000**Method:** Private Sale**Date:** 24/04/2018**Rooms:** 7**Property Type:** House (Res)**Land Size:** 448 sqm approx**29 Senecio Dr DOREEN 3754 (REI)**

Agent Comments

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  2

**Price:** \$638,500**Method:** Private Sale**Date:** 15/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 595 sqm approx