Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 27 Lakeland Drive, Doreen Vic 3754

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$495,000		&		\$544,500			
Median sale p	rice							
Median price	\$620,900	Pro	operty Type	Hou	ISE		Suburb	Doreen
Period - From	01/07/2019	to	30/06/2020		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	22 Wicybush St DOREEN 3754	\$545,000	18/04/2020
2	6 Clancy Way DOREEN 3754	\$520,000	06/04/2020
3	7 Hughes Rd DOREEN 3754	\$515,000	25/07/2020

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:

01/09/2020 17:48



27 Lakeland Drive, Doreen Vic 3754

Harcourts Rata & Co





Property Type: House (Previously Occupied - Detached) Land Size: 373 sqm approx Agent Comments

Steven Marino 9436 6888 0434 562 901 steve.marino@rataandco.com.au

Indicative Selling Price \$495,000 - \$544,500 **Median House Price** Year ending June 2020: \$620,900

Comparable Properties



22 Wicybush St DOREEN 3754 (REI) 2 2



Price: \$545,000 Method: Private Sale Date: 18/04/2020 Rooms: 5 Property Type: House (Res) Land Size: 345 sqm approx

Agent Comments

6 Clancy Way DOREEN 3754 (VG)

Agent Comments



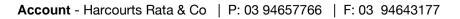
Price: \$520.000 Method: Sale Date: 06/04/2020 Property Type: House (Res) Land Size: 325 sqm approx



7 Hughes Rd DOREEN 3754 (REI)



Price: \$515,000 Method: Private Sale Date: 25/07/2020 Property Type: House Land Size: 400 sqm approx Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.