

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

27 Lakeland Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$620,900

Property Type House

Suburb Doreen

Period - From 01/07/2019

to

30/06/2020

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 373 sqm approx

Agent Comments

Comparable Properties



22 Wicybush St DOREEN 3754 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 18/04/2020

Rooms: 5

Property Type: House (Res)

Land Size: 345 sqm approx

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)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 25/07/2020

Property Type: House

Land Size: 400 sqm approx