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	6 Elderfield Circuit, Doreen Vic 3754

Indicative selling price

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

Range between $365,000 & $380,000

Median sale price

Median price	$327,500	Property Type	Vacant land	Suburb	Doreen
Period - From	03/05/2020	to 02/05/2021		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	24 Belmont Rise DOREEN 3754	$380,000	02/12/2020
2	816 Bridge Inn Rd DOREEN 3754	$365,000	10/11/2020
3			

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: 03/05/2021 09:19

CONSUMER AFFAIRS VICTORIA

6 Elderfield Circuit, Doreen Vic 3754

BarryPlant

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Property Type: Land
Land Size: 435 sqm approx

Agent Comments

Indicative Selling Price
$365,000 - $380,000
Median Land Price
03/05/2020 - 02/05/2021: $327,500

Comparable Properties

24 Belmont Rise DOREEN 3754 (VG)

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Price: $380,000
Method: Sale
Date: 02/12/2020
Property Type: Land
Land Size: 527 sqm approx

Agent Comments

816 Bridge Inn Rd DOREEN 3754 (VG)

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Price: $365,000
Method: Sale
Date: 10/11/2020
Property Type: Land
Land Size: 438 sqm approx

Agent Comments

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.