

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

44 Sanctum Circuit, Doreen Vic 3754

Indicative selling price

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

Range between

\$480,000

&

\$510,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

Doreen

Period - From

01/04/2018

to

31/03/2019

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	42 Lexington Av DOREEN 3754	\$500,000	16/04/2019
2	4 Elation Blvd DOREEN 3754	\$485,000	27/04/2019
3	13 Ferlie Pl DOREEN 3754	\$480,000	12/03/2019

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
 \$480,000 - \$510,000
Median House Price
 Year ending March 2019: \$615,000

Comparable Properties



42 Lexington Av DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$500,000
Method: Private Sale
Date: 16/04/2019
Rooms: 8
Property Type: House
Land Size: 384 sqm approx



4 Elation Blvd DOREEN 3754 (REI)

Agent Comments

 3  2  1

Price: \$485,000
Method: Private Sale
Date: 27/04/2019
Rooms: 6
Property Type: House
Land Size: 319 sqm approx



13 Ferlie Pl DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$480,000
Method: Private Sale
Date: 12/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 342 sqm approx