

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

38 Aspect Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$420,000

&

\$460,000

Median sale price

Median price \$572,500

House

X

Suburb Doreen

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
21 Meander Rd DOREEN 3754	\$457,000	23/02/2017
28 Burnside Way MERNDA 3754	\$441,000	18/03/2017
26 Burnside Way MERNDA 3754	\$440,000	01/04/2017



 4  2  2

Rooms:
Property Type: Land
Land Size: 349 sqm approx
Agent Comments

Indicative Selling Price
 \$420,000 - \$460,000
Median House Price
 March quarter 2017: \$572,500

Comparable Properties



21 Meander Rd DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$457,000
Method: Private Sale
Date: 23/02/2017
Rooms: -
Property Type: House
Land Size: 400 sqm approx



28 Burnside Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$441,000
Method: Private Sale
Date: 18/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 334 sqm approx



26 Burnside Way MERNDA 3754 (REI)

Agent Comments

 4  2  1

Price: \$440,000
Method: Private Sale
Date: 01/04/2017
Rooms: 6
Property Type: House (Res)
Land Size: 307 sqm approx