

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

25 Coulthard Crescent, Doreen Vic 3754

Indicative selling price

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

Range between

\$840,000

&

\$924,000

Median sale price

Median price

\$614,900

House

X

Unit

Suburb

Doreen

Period - From

11/09/2018

to

10/09/2019

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	3 Geebung PI DOREEN 3754	\$920,000	27/07/2019
2	19 Hazel Glen Dr DOREEN 3754	\$861,250	11/06/2019
3	45 Granada Gr DOREEN 3754	\$840,000	25/06/2019

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.

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Rooms:
Property Type: House (Res)
Land Size: 189 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$924,000
Median House Price
11/09/2018 - 10/09/2019: \$614,900

Comparable Properties



3 Geebung PI DOREEN 3754 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 27/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 968 sqm approx



19 Hazel Glen Dr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$861,250
Method: Private Sale
Date: 11/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 1480 sqm approx



45 Granada Gr DOREEN 3754 (REI)

Agent Comments



Price: \$840,000
Method: Expression of Interest
Date: 25/06/2019
Rooms: 8
Property Type: House