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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

5 Gunghalin Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$610,000

&

\$630,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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 Gunghalin Dr DOREEN 3754	\$647,500	19/05/2017
2	32 Dargo Cr DOREEN 3754	\$625,000	31/07/2017
3	19 Airey Way DOREEN 3754	\$620,000	14/08/2017

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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Indicative Selling Price

\$610,000 - \$630,000

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:

Property Type: House

Land Size: 447 sqm approx

Agent Comments

Comparable Properties



24 Gunghalin Dr DOREEN 3754 (REI)

4 2 2

Price: \$647,500

Method: Private Sale

Date: 19/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Two extra living areas on a slightly bigger block



32 Dargo Cr DOREEN 3754 (REI)

4 2 2

Price: \$625,000

Method: Private Sale

Date: 31/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Two extra living areas on a slightly bigger block but not as good location



19 Airey Way DOREEN 3754 (REI)

3 2 2

Price: \$620,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: House

Land Size: 427 sqm approx

Agent Comments

Similar size block but with one less bedroom