

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

Lot 224/820 Bridge Inn Road, Doreen Vic 3754

Indicative selling price

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

Single price

\$381,000

Median sale price

Median price

\$330,000

Property Type

Vacant land

Suburb

Doreen

Period - From

17/06/2020

to

16/06/2021

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	10 Vision Av DOREEN 3754	\$405,000	17/02/2021
2	5 Independence Blvd DOREEN 3754	\$360,000	23/01/2021
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:

17/06/2021 13:13



Property Type: Residential Land

Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price

\$381,000

Median Land Price

17/06/2020 - 16/06/2021: \$330,000

Comparable Properties

10 Vision Av DOREEN 3754 (VG)

Agent Comments



Price: \$405,000

Method: Sale

Date: 17/02/2021

Property Type: Land

Land Size: 474 sqm approx



5 Independence Blvd DOREEN 3754 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 23/01/2021

Property Type: Land

Land Size: 400 sqm approx

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.