

## 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	3 Breakwater Drive, Doreen Vic 3754
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$590,000	&	\$640,000
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#### Median sale price

Median price	\$580,000	House	X	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017	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	62 Towerhill Av DOREEN 3754	\$640,000	24/07/2017
2	10 Viewhill Ct DOREEN 3754	\$635,000	03/10/2017
3	4 Journey Av DOREEN 3754	\$620,000	07/08/2017

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.~~



 4  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 480 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$640,000  
**Median House Price**  
September quarter 2017: \$580,000

## Comparable Properties



62 Towerhill Av DOREEN 3754 (REI)

**Agent Comments**

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**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 24/07/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



10 Viewhill Ct DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 03/10/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 476 sqm approx



4 Journey Av DOREEN 3754 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 07/08/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 512 sqm approx