

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

15 Beltons Way, Doreen Vic 3754

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$586,500

House

X

Unit

Suburb

Doreen

Period - From

01/10/2018

to

31/12/2018

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	44 Eliot Av DOREEN 3754	\$581,650	21/01/2019
2	23 Escape Dr DOREEN 3754	\$580,000	21/01/2019
3	7 Tarpan Dr DOREEN 3754	\$572,500	14/01/2019

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 450 sqm approx

Agent Comments

Indicative Selling Price

\$585,000

Median House Price

December quarter 2018: \$586,500

Comparable Properties



44 Eliot Av DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$581,650

Method: Private Sale

Date: 21/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 394 sqm approx



23 Escape Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$580,000

Method: Sold Before Auction

Date: 21/01/2019

Rooms: 5

Property Type: House (Res)

Land Size: 512 sqm approx



7 Tarpan Dr DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$572,500

Method: Private Sale

Date: 14/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 402 sqm approx