

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

16 Coulthard Crescent, Doreen Vic 3754

Indicative selling price

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

Range between

\$760,000

&

\$825,000

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	49 Roaming Rd DOREEN 3754	\$810,000	22/05/2017
2	9 Dendron Ct DOREEN 3754	\$800,000	30/05/2017
3	71 Eliot Av DOREEN 3754	\$760,000	06/06/2017

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 

Rooms:

Property Type: House (Res)

Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$825,000

Median House Price

September quarter 2017: \$580,000

Comparable Properties



49 Roaming Rd DOREEN 3754 (REI)

Agent Comments

 4  3  2

Price: \$810,000

Method: Private Sale

Date: 22/05/2017

Rooms: 8

Property Type: House (Res)

Land Size: 656 sqm approx



9 Dendron Ct DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$800,000

Method: Private Sale

Date: 30/05/2017

Rooms: -

Property Type: House

Land Size: 707 sqm approx



71 Eliot Av DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$760,000

Method: Private Sale

Date: 06/06/2017

Rooms: -

Property Type: House

Land Size: 561 sqm approx