

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	16 Coulthard Crescent, Doreen Vic 3754				
	8				

Indicative selling price

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

Range between	\$760,000	&	\$825,000
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Median sale price

Median price	\$580,000	Hou	ıse X		Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09/2017	7		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.

Ad	dress 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.



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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)

·= 4





Price: \$810,000 Method: Private Sale Date: 22/05/2017

Rooms: 8

Property Type: House (Res) **Land Size:** 656 sqm approx

Agent Comments



9 Dendron Ct DOREEN 3754 (REI/VG)

4





Price: \$800,000 Method: Private Sale Date: 30/05/2017

Rooms: -

Property Type: House **Land Size:** 707 sqm approx

Agent Comments



71 Eliot Av DOREEN 3754 (REI/VG)

= 4





Agent Comments

Price: \$760,000 **Method:** Private Sale **Date:** 06/06/2017

Rooms: -

Property Type: House **Land Size:** 561 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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