

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 Woodridge Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$540,000

&

\$580,000

Median sale price

Median price \$628,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to 30/09/2020

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	17 Shoal Cirt DOREEN 3754	\$600,000	28/07/2020
2	36 Lexington Av DOREEN 3754	\$580,000	19/09/2020
3	11 Bassetts Rd DOREEN 3754	\$575,000	13/11/2020

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:

04/01/2021 16:17



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Property Type: House
Land Size: 437 sqm approx
Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median House Price

Year ending September 2020: \$628,000

Comparable Properties



17 Shoal Cirt DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 28/07/2020
Property Type: House (Res)
Land Size: 410 sqm approx



36 Lexington Av DOREEN 3754 (REI/VG)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 19/09/2020
Property Type: House (Res)
Land Size: 403 sqm approx

11 Bassetts Rd DOREEN 3754 (VG)

Agent Comments

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Price: \$575,000
Method: Sale
Date: 13/11/2020
Property Type: House (Res)
Land Size: 396 sqm approx