

## 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

8 Oliver Street, Doreen Vic 3754

### Indicative selling price

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

Single price \$350,000

### Median sale price

Median price \$320,000

Property Type Vacant land

Suburb Doreen

Period - From 23/03/2019

to 22/03/2020

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	11 Oliver St DOREEN 3754	\$355,000	26/11/2019
2	16 Purcell St DOREEN 3754	\$353,000	10/12/2019
3	25 College Rd DOREEN 3754	\$340,000	09/12/2019

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.~~

This Statement of Information was prepared on:

23/03/2020 16:05



**Property Type:** Land  
**Land Size:** 456 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$350,000

**Median Land Price**  
23/03/2019 - 22/03/2020: \$320,000

## Comparable Properties

**11 Oliver St DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$355,000  
**Method:** Sale  
**Date:** 26/11/2019  
**Property Type:** Land  
**Land Size:** 488 sqm approx

**16 Purcell St DOREEN 3754 (VG)**

**Agent Comments**



**Price:** \$353,000  
**Method:** Sale  
**Date:** 10/12/2019  
**Property Type:** Land  
**Land Size:** 448 sqm approx



**25 College Rd DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 09/12/2019  
**Property Type:** Land (Res)  
**Land Size:** 478 sqm approx