

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

59 Kiora Avenue, Doreen Vic 3754

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$600,500

Property Type

House

Suburb

Doreen

Period - From

01/07/2018

to

30/06/2019

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	45 Granada Gr DOREEN 3754	\$840,000	25/06/2019
2	1 Eminence Blvd DOREEN 3754	\$837,000	29/07/2019
3	16 Tregowan Pl DOREEN 3754	\$830,000	10/08/2019

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:

17/10/2019 14:01

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Indicative Selling Price

\$780,000 - \$858,000

Median House Price

Year ending June 2019: \$600,500



Property Type:

Subdivisional/Englobo Land -
(Multi Lot)

Agent Comments

Comparable Properties



45 Granada Gr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$840,000

Method: Expression of Interest

Date: 25/06/2019

Rooms: 8

Property Type: House

Land Size: 673 sqm approx



1 Eminence Blvd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$837,000

Method: Private Sale

Date: 29/07/2019

Rooms: 5

Property Type: House

Land Size: 900 sqm approx



16 Tregowan Pl DOREEN 3754 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 10/08/2019

Property Type: House (Res)

Land Size: 777 sqm approx