

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

9 Twist Walk, Doreen Vic 3754

Indicative selling price

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

Range between

\$460,000

&

\$495,000

Median sale price

Median price

\$641,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2020

to

31/03/2020

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	14 Soapstone Wlk DOREEN 3754	\$492,500	21/05/2020
2	25 Patience Av DOREEN 3754	\$490,000	17/03/2020
3	7 Verve Av DOREEN 3754	\$485,000	25/06/2020

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:

11/07/2020 09:56



 3
  2
  2

Property Type: Residential House

Land Size: 221 sqm approx

Agent Comments

Indicative Selling Price

\$460,000 - \$495,000

Median House Price

March quarter 2020: \$641,000

Comparable Properties



14 Soapstone Wlk DOREEN 3754 (REI)

Agent Comments

 3
  2
  2

Price: \$492,500

Method: Private Sale

Date: 21/05/2020

Property Type: House

Land Size: 240 sqm approx

25 Patience Av DOREEN 3754 (VG)

Agent Comments

 3
  -
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Price: \$490,000

Method: Sale

Date: 17/03/2020

Property Type: House (Res)

Land Size: 285 sqm approx



7 Verve Av DOREEN 3754 (REI)

Agent Comments

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  2
  2

Price: \$485,000

Method: Private Sale

Date: 25/06/2020

Property Type: House (Res)

Land Size: 221 sqm approx