

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 Flicker Lane, Doreen Vic 3754

Indicative selling price

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

Range between \$410,000 & \$450,000

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	13 Garden Rd DOREEN 3754	\$450,000	21/08/2019
2	148 Cookes Rd DOREEN 3754	\$435,000	03/07/2019
3	28 Cortland St DOREEN 3754	\$420,000	07/06/2019

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:

07/10/2019 12:44

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 3  2  2

Property Type: Land
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
Year ending June 2019: \$600,500

Comparable Properties



13 Garden Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$450,000
Method: Private Sale
Date: 21/08/2019
Rooms: 5
Property Type: House



148 Cookes Rd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$435,000
Method: Private Sale
Date: 03/07/2019
Rooms: 4
Property Type: House
Land Size: 282 sqm approx



28 Cortland St DOREEN 3754 (REI/VG)

Agent Comments

 3  2  1

Price: \$420,000
Method: Private Sale
Date: 07/06/2019
Property Type: House
Land Size: 237 sqm approx