

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 2 Dargo Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$586,500

House

X

Unit

Suburb Doreen

Period - From 01/10/2018

to

31/12/2018

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	3 Bateleur Cr DOREEN 3754	\$560,000	29/03/2019
2	15 Trainor St DOREEN 3754	\$550,000	27/02/2019
3	15 Owl Rd DOREEN 3754	\$540,000	04/12/2018

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median House Price
December quarter 2018: \$586,500

Comparable Properties



3 Bateleur Cr DOREEN 3754 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 29/03/2019
Rooms: 10
Property Type: House
Land Size: 448 sqm approx



15 Trainor St DOREEN 3754 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx



15 Owl Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 04/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 464 sqm approx