

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pro	perty	offered	for s	sale
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Address	40 Preserve Circuit, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$595,000	&	\$645,000
18			

#### Median sale price

Median price	\$612,000	Hou	se	х	Unit		Suburb	Doreen
Period - From	01/10/2017	to	31/1	12/2017		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.

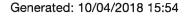
Ad	dress of comparable property	Price	Date of sale
1	3 Breakwater Dr DOREEN 3754	\$642,000	20/11/2017
2	7 Westbourne Dr DOREEN 3754	\$640,000	20/02/2018
3	17 Gander St DOREEN 3754	\$640,000	07/03/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

















Rooms:

Property Type: Land Land Size: 512 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$595,000 - \$645,000 Median House Price December quarter 2017: \$612,000

# Comparable Properties



3 Breakwater Dr DOREEN 3754 (REI/VG)

**6** 2 €

Price: \$642,000 Method: Private Sale Date: 20/11/2017 Rooms: 11

Property Type: House (Res) Land Size: 480 sqm approx

**Agent Comments** 

**Agent Comments** 



7 Westbourne Dr DOREEN 3754 (REI)



Price: \$640,000 Method: Private Sale Date: 20/02/2018

Rooms: -

Property Type: House Land Size: 513 sqm approx

17 Gander St DOREEN 3754 (REI)



Price: \$640,000 Method: Private Sale Date: 07/03/2018

Rooms: 5

Property Type: House Land Size: 448 sqm approx **Agent Comments** 



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