

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

41 Tallawong Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$610,000

&

\$670,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2018

to

30/09/2018

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	7 Bear Cr DOREEN 3754	\$661,255	30/07/2018
2	21 Chaucer Way DOREEN 3754	\$650,000	18/10/2018
3	5 Gunghalin Dr DOREEN 3754	\$630,000	24/12/2018

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

Land Size: 454 sqm approx

Agent Comments

Comparable Properties



7 Bear Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$661,255

Method: Private Sale

Date: 30/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx



21 Chaucer Way DOREEN 3754 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 18/10/2018

Rooms: 7

Property Type: House



5 Gunghalin Dr DOREEN 3754 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 24/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx