

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 95 Bassetts Road, Doreen Vic 3754

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$612,000 House X Unit Suburb Doreen

Period - From 01/10/2017 to 31/12/2017 Source REIV

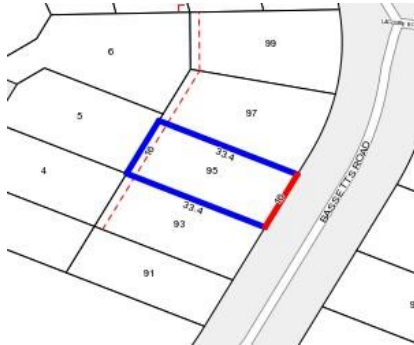
Comparable property sales (*Delete A or B below as applicable)

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.

	Address of comparable property	Price	Date of sale
1	46 Aylesbury Blvd DOREEN 3754	\$631,000	23/10/2017
2	16 Aria Ct DOREEN 3754	\$610,000	22/12/2017
3	4 Agility Ct DOREEN 3754	\$600,000	16/03/2018

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.



 4
  2
  2

Rooms:

Property Type: Land

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

December quarter 2017: \$612,000

Comparable Properties



46 Aylesbury Blvd DOREEN 3754 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$631,000

Method: Private Sale

Date: 23/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 400 sqm approx

16 Aria Ct DOREEN 3754 (REI)

Agent Comments

 4
  2
  2

Price: \$610,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: House (Res)



4 Agility Ct DOREEN 3754 (REI)

Agent Comments

 4
  2
  2

Price: \$600,000

Method: Private Sale

Date: 16/03/2018

Rooms: 8

Property Type: House (Res)

Land Size: 461 sqm approx