



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

77 Elation Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$572,000

Median sale price

Median price \$640,000

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/03/2018

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	54 Orchard Rd DOREEN 3754	\$550,000	27/12/2017
2	20 Bassetts Rd DOREEN 3754	\$544,000	16/06/2018
3	18 Travertine Cr DOREEN 3754	\$529,000	20/03/2018

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
 \$520,000 - \$572,000
Median House Price
 March quarter 2018: \$640,000

Comparable Properties

54 Orchard Rd DOREEN 3754 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 315 sqm approx

20 Bassetts Rd DOREEN 3754 (REI)

Agent Comments



Price: \$544,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm approx



18 Travertine Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$529,000
Method: Private Sale
Date: 20/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 336 sqm approx