

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

25 Coolibah Street, Doreen Vic 3754

Indicative selling price

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

Range between \$630,000

&

\$680,000

Median sale price

Median price \$750,000

Property Type House

Suburb Doreen

Period - From 01/07/2021

to 30/06/2022

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	12 Cotswold Way MERNDA 3754	\$677,000	19/02/2022
2	28 College Rd DOREEN 3754	\$660,000	14/06/2022
3	43 Garden Rd DOREEN 3754	\$641,000	23/06/2022

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.~~

This Statement of Information was prepared on:

29/07/2022 13:20



 4  2  2

Property Type: House
Land Size: 425 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
Year ending June 2022: \$750,000

Comparable Properties



12 Cotswold Way MERNDA 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$677,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 358 sqm approx



28 College Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$660,000
Method: Sold Before Auction
Date: 14/06/2022
Property Type: House (Res)
Land Size: 443 sqm approx



43 Garden Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$641,000
Method: Private Sale
Date: 23/06/2022
Property Type: House
Land Size: 413 sqm approx

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