## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	25 Coolibah Street, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$750,000	Pro	perty 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

Add	dress 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 comparableproperties 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









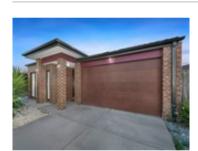




Property Type: House Land Size: 425 sqm approx **Agent Comments** 

**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** 

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)





Price: \$660,000

Method: Sold Before Auction

Date: 14/06/2022

Property Type: House (Res) Land Size: 443 sqm approx

Agent Comments



43 Garden Rd DOREEN 3754 (REI)





Agent Comments

Price: \$641.000 Method: Private Sale Date: 23/06/2022 Property Type: House Land Size: 413 sqm approx

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



