

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

30 Coobowie Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$650,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to 31/12/2019

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 | 14 Mollison Dr DOREEN 3754 | \$766,000 | 27/11/2019 |
| 2 | 6 Sunlander Way DOREEN 3754 | \$747,000 | 03/02/2020 |
| 3 | 26 Coobowie Dr DOREEN 3754 | \$725,000 | 30/11/2019 |

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:

12/03/2020 12:45



 4  3  2

Property Type: House
Land Size: 554 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
December quarter 2019: \$650,000

Comparable Properties

14 Mollison Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$766,000
Method: Private Sale
Date: 27/11/2019
Property Type: House



6 Sunlander Way DOREEN 3754 (REI/VG)

Agent Comments

 4  2  3

Price: \$747,000
Method: Private Sale
Date: 03/02/2020
Property Type: House (Res)
Land Size: 640 sqm approx

26 Coobowie Dr DOREEN 3754 (VG)

Agent Comments

 4  -  -

Price: \$725,000
Method: Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 448 sqm approx