

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

19 Altitude Drive, Doreen Vic 3754

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$610,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2019

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	12 Aria Ct DOREEN 3754	\$570,000	04/04/2020
2	8 Fleetwood Dr DOREEN 3754	\$551,000	29/02/2020
3	24 Kamori Dr DOREEN 3754	\$541,000	11/02/2020

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:

16/04/2020 20:18



3 2 2+2

Property Type: HOUSE
Land Size: 407 sqm approx

Agent Comments

2nd living room can easily be used as a 4th bedroom.

Indicative Selling Price
\$559,000

Median House Price
Year ending December 2019: \$610,000

Comparable Properties



12 Aria Ct DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$570,000
Method: Sale by Tender
Date: 04/04/2020
Property Type: House



8 Fleetwood Dr DOREEN 3754 (VG)

Agent Comments

3 - -

Price: \$551,000
Method: Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 548 sqm approx



24 Kamori Dr DOREEN 3754 (REI/VG)

Agent Comments

3 2 1

Price: \$541,000
Method: Private Sale
Date: 11/02/2020
Property Type: House
Land Size: 358 sqm approx