

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

17 Athalie Rise, Doreen Vic 3754

Indicative selling price

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

Range between \$720,000 & \$790,000

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	23 Laurence St DOREEN 3754	\$790,000	29/11/2019
2	10 Holmwood Cr DOREEN 3754	\$770,000	10/12/2019
3	45 Eminence Blvd DOREEN 3754	\$765,000	16/12/2019

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:

08/02/2020 10:01

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Indicative Selling Price
\$720,000 - \$790,000
Median House Price
December quarter 2019: \$650,000



Property Type: Land
Agent Comments

Comparable Properties



23 Laurence St DOREEN 3754 (REI)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 29/11/2019
Property Type: House



10 Holmwood Cr DOREEN 3754 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 10/12/2019
Rooms: 7
Property Type: House



45 Eminence Blvd DOREEN 3754 (REI)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 16/12/2019
Property Type: House
Land Size: 702 sqm approx