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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

3 Shorthorn Crescent, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$560,000

Median sale price

Median price \$542,500

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

30/06/2017

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 | 10 Dalrymple Way DOREEN 3754 | \$560,100 | 06/07/2017 |
| 2 | 22 Gillow Gr DOREEN 3754 | \$543,000 | 17/07/2017 |
| 3 | 9 Refuge PI DOREEN 3754 | \$525,000 | 22/08/2017 |

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.~~

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Indicative Selling Price

\$520,000 - \$560,000

Median House Price

June quarter 2017: \$542,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 521 sqm approx

Agent Comments

Comparable Properties



10 Dalrymple Way DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$560,100

Method: Private Sale

Date: 06/07/2017

Rooms: 4

Property Type: House

Land Size: 568 sqm approx



22 Gillow Gr DOREEN 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$543,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: House

Land Size: 513 sqm approx



9 Refuge PI DOREEN 3754 (REI)

Agent Comments

3 1 1

Price: \$525,000

Method: Private Sale

Date: 22/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 541 sqm approx