## 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 9 Solitude Lane, Doreen Vic 3754							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between \$470,000		&	\$510,000	00			
Median sale price							
Median price \$678,0	000 Pr	operty Type Hou	se	Subu	rb Doreen		
Period - From 01/01/2	2021 to	31/03/2021	Sour	rceREIV			
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 Persimmon Way DOREEN 3754				\$510,000	07/05/2021		
2 3 Solitude La DOREEN 3754				\$485,000	05/04/2021		
3							

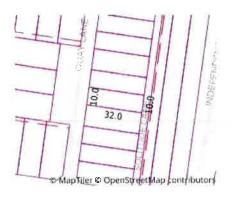
OR

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: 30/06/2021 14:50







Property Type: House

(Residential)

Land Size: 320 sqm approx

**Agent Comments** 

Indicative Selling Price \$470,000 - \$510,000 Median House Price March quarter 2021: \$678,000

## Comparable Properties



23 Persimmon Way DOREEN 3754 (REI)

3





Price: \$510,000 Method: Private Sale Date: 07/05/2021 Property Type: House **Agent Comments** 



3 Solitude La DOREEN 3754 (REI)

3





Price: \$485,000 Method: Private Sale Date: 05/04/2021 Property Type: House Land Size: 320 sqm approx **Agent Comments** 

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.