### 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

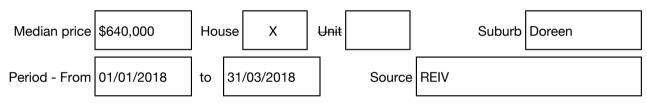
s 10 Currumbin Road, Doreen Vic 3754 d e

#### Indicative selling price

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

Range between	\$550,000	&	\$605,000
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#### Median sale price



#### 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	5 Getaway Dr DOREEN 3754	\$610,000	13/04/2018
2	33 Escape Dr DOREEN 3754	\$596,000	10/04/2018
3	10 Cootamundra Rd DOREEN 3754	\$555,000	27/01/2018

#### 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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Residential House Land Size: 400 sqm approx Agent Comments Indicative Selling Price \$550,000 - \$605,000 Median House Price March quarter 2018: \$640,000

## **Comparable Properties**

5 Getaway Dr DOREEN 3754 (REI) 1 4 1 2 2 2	Agent Comments
Price: \$610,000 Method: Private Sale Date: 13/04/2018 Rooms: 7 Property Type: House (Res) Land Size: 440 sqm approx	
33 Escape Dr DOREEN 3754 (REI) 4 2 2 2 Price: \$596,000 Method: Private Sale Date: 10/04/2018 Rooms: - Property Type: House (Res) Lond Size: 410 com approx	Agent Comments
Land Size: 419 sqm approx 10 Cootamundra Rd DOREEN 3754 (REI) 4 2 2 2 Price: \$555,000 Method: Private Sale Date: 27/01/2018 Rooms: - Property Type: House (Res) Land Size: 441 sqm approx	Agent Comments

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