

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

10 Currumbin Road, Doreen Vic 3754

Indicative selling price

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

Range between

\$550,000

&

\$605,000

Median sale price

Median price

\$640,000

House

X

Unit

Suburb

Doreen

Period - From

01/01/2018

to

31/03/2018

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	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.



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)

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)

Agent Comments



Price: \$596,000

Method: Private Sale

Date: 10/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 419 sqm approx

10 Cootamundra Rd DOREEN 3754 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 27/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 441 sqm approx