

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

33 Thernholme Crescent, Doreen Vic 3754

Indicative selling price

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

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$628,000

Property Type

House

Suburb

Doreen

Period - From

01/10/2019

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	19 Altitude Dr DOREEN 3754	\$572,500	13/05/2020
2	20 Spectacular Av DOREEN 3754	\$560,000	21/04/2020
3	24 Marley Blvd DOREEN 3754	\$558,180	02/07/2020

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/10/2020 13:12



 3  2  2

Property Type: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties

19 Altitude Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$572,500

Method: Private Sale

Date: 13/05/2020

Property Type: House (Res)

Land Size: 407 sqm approx

20 Spectacular Av DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$560,000

Method: Sale

Date: 21/04/2020

Property Type: House (Res)

Land Size: 415 sqm approx

24 Marley Blvd DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$558,180

Method: Sale

Date: 02/07/2020

Property Type: House (Res)

Land Size: 461 sqm approx