Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Address Including suburb and	7 Hughes Road, Doreen Vic 3754					
postcode						
Indicative selling price	ce					
For the meaning of this p	orice see consumer.vic.gov.au/underquoting					
Range between \$490,	\$535,000					
Median sale price						
Median price \$600,00	Property Type House Suburb Doreen					
Pariod From 01/04/2	020 to 20/06/2020 Source DEIV					

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

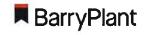
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

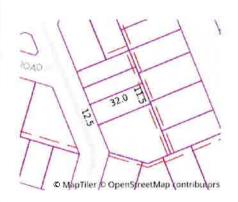
Address of comparable property		Price	Date of sale
1	18 Bateleur Cr DOREEN 3754	\$531,250	04/02/2020
2	6 Clancy Way DOREEN 3754	\$520,000	06/04/2020
3	29 Bear Cr DOREEN 3754	\$520,000	12/03/2020

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:	40/07/0000 47 40
This Statement of information was prepared on.	18/07/2020 17:10







Property Type: Land Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$490,000 - \$535,000 Median House Price June quarter 2020: \$600,000

Comparable Properties



18 Bateleur Cr DOREEN 3754 (REI/VG)

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63

Price: \$531,250 Method: Private Sale Date: 04/02/2020

Property Type: House (Res) **Land Size:** 311 sqm approx

Agent Comments

6 Clancy Way DOREEN 3754 (VG)

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Price: \$520,000 Method: Sale Date: 06/04/2020

Property Type: House (Res) **Land Size:** 325 sqm approx

Agent Comments



29 Bear Cr DOREEN 3754 (REI/VG)

3

8

Price: \$520,000 **Method**: Private Sale **Date**: 12/03/2020

Rooms: 6

Property Type: House Land Size: 321 sqm approx **Agent Comments**