

## 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

7 Hughes Road, Doreen Vic 3754

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$490,000

&

\$535,000

### Median sale price

Median price

\$600,000

Property Type

House

Suburb

Doreen

Period - From

01/04/2020

to

30/06/2020

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	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:

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)**

Agent Comments



**Price:** \$531,250  
**Method:** Private Sale  
**Date:** 04/02/2020  
**Property Type:** House (Res)  
**Land Size:** 311 sqm approx

**6 Clancy Way DOREEN 3754 (VG)**

Agent Comments



**Price:** \$520,000  
**Method:** Sale  
**Date:** 06/04/2020  
**Property Type:** House (Res)  
**Land Size:** 325 sqm approx



**29 Bear Cr DOREEN 3754 (REI/VG)**

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 12/03/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 321 sqm approx