

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

35 Moonstone Street, Doreen Vic 3754

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$641,000

Property Type

House

Suburb

Doreen

Period - From

01/01/2020

to

31/03/2020

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	2 Comet Av DOREEN 3754	\$545,500	16/04/2020
2	10 Sugar Gum Dr DOREEN 3754	\$545,000	30/11/2019
3			

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:

14/05/2020 10:30



 4  2  2

Property Type: House
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
March quarter 2020: \$641,000

Comparable Properties



2 Comet Av DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$545,500
Method: Private Sale
Date: 16/04/2020
Property Type: House (Res)



10 Sugar Gum Dr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$545,000
Method: Private Sale
Date: 30/11/2019
Rooms: 7
Property Type: House
Land Size: 525 sqm approx

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.