

# 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	23 Dargo Crescent, Doreen Vic 3754
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### Indicative selling price

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

Range between	\$540,000	&	\$580,000
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### Median sale price

Median price	\$586,500	House	X	Unit		Suburb	Doreen
Period - From	01/10/2018	to	31/12/2018	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	23 Escape Dr DOREEN 3754	\$580,000	21/01/2019
2	10 Freehold St DOREEN 3754	\$572,500	22/10/2018
3	3 Kilkenny Rise DOREEN 3754	\$565,000	11/02/2019

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.



 4  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$540,000 - \$580,000  
**Median House Price**  
 December quarter 2018: \$586,500

## Comparable Properties



**23 Escape Dr DOREEN 3754 (REI)**

**Agent Comments**

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**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 21/01/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



**10 Freehold St DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$572,500  
**Method:** Private Sale  
**Date:** 22/10/2018  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 560 sqm approx



**3 Kilkenny Rise DOREEN 3754 (REI)**

**Agent Comments**

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**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 11/02/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 630 sqm approx