

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

10 Recoil Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$678,000 Property Type House Suburb Doreen

Period - From 01/01/2021 to 31/03/2021 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 Wicybush St DOREEN 3754	\$641,652	28/06/2021
2	12 Journey Av DOREEN 3754	\$682,500	26/05/2021
3	103 Orchard Rd DOREEN 3754	\$651,250	11/03/2021

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:

09/07/2021 14:13



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Property Type: Land
Land Size: 262 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
March quarter 2021: \$678,000

Comparable Properties



2 Wicybush St DOREEN 3754 (REI)

Agent Comments

3 2 2

Price: \$641,652
Method: Private Sale
Date: 28/06/2021
Property Type: House
Land Size: 342 sqm approx

12 Journey Av DOREEN 3754 (VG)

Agent Comments

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Price: \$682,500
Method: Sale
Date: 26/05/2021
Property Type: House (Res)
Land Size: 400 sqm approx



103 Orchard Rd DOREEN 3754 (VG)

Agent Comments

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Price: \$651,250
Method: Sale
Date: 11/03/2021
Property Type: House (Res)
Land Size: 396 sqm approx