

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

94 Laurimar Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$580,000

House

X

Unit

Suburb

Doreen

Period - From

01/07/2017

to

30/09/2017

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	11 Charbray St DOREEN 3754	\$552,000	28/08/2017
2	15 Sunlander Way DOREEN 3754	\$550,000	21/10/2017
3	3 Ewan Ross Ct DOREEN 3754	\$537,000	16/10/2017

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.~~



 3  2  2

Rooms:
Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 September quarter 2017: \$580,000

Comparable Properties



11 Charbray St DOREEN 3754 (REIVG)

Agent Comments

 3  2  2

Price: \$552,000
Method: Private Sale
Date: 28/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx



15 Sunlander Way DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$550,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House



3 Ewan Ross Ct DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$537,000
Method: Private Sale
Date: 16/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 345 sqm approx