

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for	or s	sale
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Address	90 Laurimar Boulevard, Doreen Vic 3754
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$580,000	&	\$620,000

#### Median sale price

Median price	\$542,500	Hou	ıse X	Unit		Suburb	Doreen
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

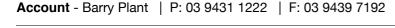
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property Price

1	1 Sweeney Dr DOREEN 3754	\$620,000	22/05/2017
2	117 Painted Hills Rd DOREEN 3754	\$612,000	26/06/2017
3	37 Furlong Dr DOREEN 3754	\$583,000	26/06/2017

#### 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.

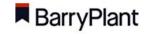






Date of sale

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**Agent Comments** 

Indicative Selling Price \$580,000 - \$620,000 Median House Price June quarter 2017: \$542,500

## Comparable Properties



1 Sweeney Dr DOREEN 3754 (REI)

**=**| 4

**—** 2

**2** 

Price: \$620,000

Method: Expression of Interest

**Date:** 22/05/2017 **Rooms:** 7

Property Type: House

**Agent Comments** 



117 Painted Hills Rd DOREEN 3754 (REI)

**1** 3



**6** 

Price: \$612,000 Method: Private Sale Date: 26/06/2017

Rooms: -

Property Type: House Land Size: 516 sqm approx Agent Comments



37 Furlong Dr DOREEN 3754 (REI)

4

**-** 2



**Price:** \$583,000 **Method:** Private Sale **Date:** 26/06/2017

Rooms: 7

**Property Type:** House (Res) **Land Size:** 560 sqm approx

Agent Comments

**Account** - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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