

## 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

38 Tallawong Drive, Doreen Vic 3754

#### Indicative selling price

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

Range between \$695,000

&

\$750,000

#### Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

Source REIV

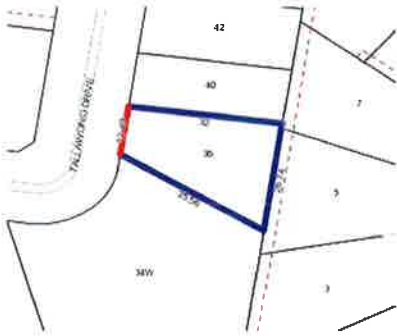
#### Comparable property sales (\*Delete A or B below as applicable)

**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	10 Merredin Cirt DOREEN 3754	\$746,350	26/11/2017
2	7 Gunghalin Dr DOREEN 3754	\$705,000	25/10/2017
3	13 Batavia Way DOREEN 3754	\$700,000	08/11/2017

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.~~



**Rooms:**

**Property Type:** Land

**Land Size:** 647 sqm approx

**Agent Comments**

## Comparable Properties



**10 Merredin Cirt DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$746,350

**Method:** Private Sale

**Date:** 26/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 576 sqm approx



**7 Gunghalin Dr DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$705,000

**Method:** Private Sale

**Date:** 25/10/2017

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 672 sqm approx



**13 Batavia Way DOREEN 3754 (REI/VG)**

**Agent Comments**



**Price:** \$700,000

**Method:** Private Sale

**Date:** 08/11/2017

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 640 sqm approx