

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

34 Eagle Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$550,000

Median sale price

Median price \$600,000

Property Type House

Suburb Doreen

Period - From 14/01/2019

to

13/01/2020

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	74 Merredin Cirt DOREEN 3754	\$550,000	19/10/2019
2	10 Sugar Gum Dr DOREEN 3754	\$545,000	30/11/2019
3	21 Sewell Way DOREEN 3754	\$530,000	24/10/2019

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.~~

This Statement of Information was prepared on:

14/01/2020 14:52



Property Type: Land
Land Size: 507 sqm approx
Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median House Price

14/01/2019 - 13/01/2020: \$600,000

Comparable Properties



74 Merredin Cirt DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$550,000
Method: Auction Sale
Date: 19/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 448 sqm approx



10 Sugar Gum Dr DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$545,000
Method: Private Sale
Date: 30/11/2019
Rooms: 7
Property Type: House



21 Sewell Way DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$530,000
Method: Private Sale
Date: 24/10/2019
Rooms: 8
Property Type: House
Land Size: 448 sqm approx