

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	146 Cookes Road, Doreen Vic 3754

#### Indicative selling price

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

Range between	\$495,000	&	\$530,000
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#### Median sale price

Median price	\$640,000	Hou	se X		Unit		Suburb	Doreen
Period - From	01/01/2018	to	31/03/20	18		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.

Ad	dress of comparable property	Price	Date of sale
1	37 Fortress Rd DOREEN 3754	\$530,000	03/03/2018
2	28 Sanctum Cirt DOREEN 3754	\$529,000	23/03/2018
3	24 Kamori Dr DOREEN 3754	\$525,000	23/01/2018

OR

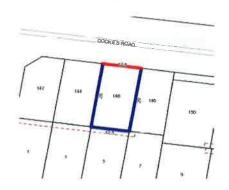
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Rooms:

Property Type: Residential Land Size: 326 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$495,000 - \$530,000 Median House Price March quarter 2018: \$640,000

# Comparable Properties



37 Fortress Rd DOREEN 3754 (REI/VG)



Price: \$530,000 Method: Auction Sale Date: 03/03/2018 Rooms: 6

Property Type: House (Res) Land Size: 368 sqm approx **Agent Comments** 



28 Sanctum Cirt DOREEN 3754 (REI/VG)





Price: \$529,000

Method: Sold Before Auction

Date: 23/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 224 sqm approx Agent Comments



24 Kamori Dr DOREEN 3754 (VG)





Price: \$525,000 Method: Sale Date: 23/01/2018

Rooms: -Property Type: House (Res) Land Size: 358 sqm approx

**Agent Comments** 

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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