

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

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

Median sale price

Median price \$640,000

House

X

Unit

Suburb Doreen

Period - From 01/01/2018

to

31/03/2018

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	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.~~



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$530,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 368 sqm approx



28 Sanctum Cirt DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$529,000
Method: Sold Before Auction
Date: 23/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 224 sqm approx



24 Kamori Dr DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$525,000
Method: Sale
Date: 23/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 358 sqm approx