

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

9 Treehaven Way, Doreen Vic 3754

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 \$610,000

Property Type House

Suburb Doreen

Period - From 01/01/2019

to 31/12/2019

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	7 Wallaroo Way DOREEN 3754	\$610,000	08/10/2019
2	22 Shoal Cirt DOREEN 3754	\$603,000	29/10/2019
3	4 Mountain Way DOREEN 3754	\$580,000	28/01/2020

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:

18/03/2020 11:07



Property Type: Land
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000

Median House Price
Year ending December 2019: \$610,000

Comparable Properties



7 Wallaroo Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 08/10/2019
Property Type: House
Land Size: 517 sqm approx



22 Shoal Cirt DOREEN 3754 (VG)

Agent Comments



Price: \$603,000
Method: Sale
Date: 29/10/2019
Property Type: House (Res)
Land Size: 506 sqm approx



4 Mountain Way DOREEN 3754 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 28/01/2020
Property Type: House (Res)
Land Size: 624 sqm approx