

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

8 Walker Drive, Doreen Vic 3754

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$599,975

House

X

Unit

Suburb

Doreen

Period - From

01/04/2019

to

30/06/2019

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	3 Bateleur Cr DOREEN 3754	\$560,000	29/03/2019
2	2 Puckle Rd DOREEN 3754	\$545,250	01/07/2019
3	20 Puckle Rd DOREEN 3754	\$540,000	24/08/2019

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 448 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000
Median House Price
 June quarter 2019: \$599,975

Comparable Properties



3 Bateleur Cr DOREEN 3754 (REI/VG)

Agent Comments

 4  2  2

Price: \$560,000
Method: Private Sale
Date: 29/03/2019
Rooms: 10
Property Type: House
Land Size: 448 sqm approx



20 Puckle Rd DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$540,000
Method: Auction Sale
Date: 24/08/2019
Rooms: 5
Property Type: House (Res)
Land Size: 436 sqm approx