

## 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

22 Mac Knight Wynd, Doreen Vic 3754

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$627,000

#### Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

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	10 Dibella St DOREEN 3754	\$624,000	21/04/2018
2	4 Trenino Dr DOREEN 3754	\$600,500	24/03/2018
3	3 Nash Gr DOREEN 3754	\$581,000	19/05/2018

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.~~

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 4  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 394 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$627,000  
**Median House Price**  
Year ending March 2018: \$600,000

## Comparable Properties



10 Dibella St DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$624,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 412 sqm approx



4 Trenino Dr DOREEN 3754 (REI/VG)

**Agent Comments**

 4  2  2

**Price:** \$600,500  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 399 sqm approx



3 Nash Gr DOREEN 3754 (REI)

**Agent Comments**

 4  2  2

**Price:** \$581,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 400 sqm approx