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

56 Laurimar Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between | $680,000 | & | $748,000

Median sale price

Median price | $800,000 | Property Type | House | Suburb | Doreen

Period - From | 01/04/2022 | to | 30/06/2022 | 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	4 Trenino Dr DOREEN 3754	$745,000	08/04/2022
2	54 Tallawong Dr DOREEN 3754	$740,000	09/03/2022
3	91 Eliot Av DOREEN 3754	$740,000	05/03/2022

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: 18/08/2022 14:16

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Property Type: Land
Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $748,000
Median House Price
June quarter 2022: $800,000

Comparable Properties

4 Trenino Dr DOREEN 3754 (REI/VG)

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Price: $745,000
Method: Private Sale
Date: 08/04/2022
Property Type: House
Land Size: 400 sqm approx

Agent Comments

54 Tallawong Dr DOREEN 3754 (REI/VG)

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Price: $740,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 400 sqm approx

Agent Comments

91 Eliot Av DOREEN 3754 (VG)

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Price: $740,000
Method: Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802