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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

42 Hehr Street, Doreen Vic 3754

Indicative selling price

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

Single price

\$614,999

Median sale price

Median price

\$542,500

House

X

Unit

Suburb

Doreen

Period - From

01/04/2017

to

30/06/2017

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		
2		
3		

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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Indicative Selling Price

\$614,999

Median House Price

June quarter 2017: \$542,500



4 2 2

Rooms:

Property Type: Land

Land Size: 508 sqm approx

Agent Comments

Comparable Properties



45 Sunstone Blvd DOREEN 3754 (REI)

Agent Comments

4 2 2

Price: \$685,199

Method: Private Sale

Date: 14/08/2017

Rooms: 10

Property Type: House (Res)

Land Size: 507 sqm approx



5 Stature St DOREEN 3754 (REI/VG)

Agent Comments

4 2 2

Price: \$587,500

Method: Private Sale

Date: 04/05/2017

Rooms: -

Property Type: House

Land Size: 470 sqm approx

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.