

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

84 Kempen Road, Doreen Vic 3754

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$620,900

Property Type House

Suburb Doreen

Period - From 01/07/2019

to 30/06/2020

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	90 Riverdale Blvd MERNDA 3754	\$375,000	22/08/2020
2	26 Terry St DOREEN 3754	\$371,100	25/07/2020
3	20 Horning St DOREEN 3754	\$365,000	25/07/2020

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:

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Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$370,000
Median House Price
Year ending June 2020: \$620,900

Comparable Properties



90 Riverdale Blvd MERNDA 3754 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 22/08/2020
Property Type: Land
Land Size: 472 sqm approx

26 Terry St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$371,100
Method: Private Sale
Date: 25/07/2020
Property Type: Land (Res)
Land Size: 463 sqm approx

20 Horning St DOREEN 3754 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 25/07/2020
Property Type: Land
Land Size: 424 sqm approx