

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

28 Carribe Road, Doreen Vic 3754

Indicative selling price

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

Range between \$610,000

&

\$650,000

Median sale price

Median price \$628,000

Property Type House

Suburb Doreen

Period - From 01/10/2019

to 30/09/2020

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	10 Karaman St DOREEN 3754	\$625,000	12/10/2020
2	52 Woorawa Dr DOREEN 3754	\$625,000	21/07/2020
3	26 Mollison Dr DOREEN 3754	\$612,000	25/09/2020

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:

18/11/2020 12:49



 4  2  2

Property Type: House (Res)

Land Size: 481 sqm approx

Agent Comments

Comparable Properties



10 Karaman St DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 12/10/2020

Property Type: House

Land Size: 437 sqm approx



52 Woorawa Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 21/07/2020

Rooms: 5

Property Type: House



26 Mollison Dr DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$612,000

Method: Private Sale

Date: 25/09/2020

Rooms: 6

Property Type: House (Res)

Land Size: 400 sqm approx