

## 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

39 Almorah Street, 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 \$820,000

&

\$870,000

### Median sale price

Median price \$612,000

House

X

Unit

Suburb Doreen

Period - From 01/10/2017

to

31/12/2017

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	60 Mollison Dr DOREEN 3754	\$871,000	23/01/2018
2	3 Bower Way DOREEN 3754	\$841,000	05/02/2018
3	249 Cookes Rd DOREEN 3754	\$825,000	04/10/2017

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.



**Rooms:** 6

**Property Type:** House

**Land Size:** 844 sqm approx

Agent Comments

## Comparable Properties



**60 Mollison Dr DOREEN 3754 (REI)**

Agent Comments



**Price:** \$871,000

**Method:** Private Sale

**Date:** 23/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 873 sqm approx



**3 Bower Way DOREEN 3754 (REI)**

Agent Comments



**Price:** \$841,000

**Method:** Private Sale

**Date:** 05/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 631 sqm approx



**249 Cookes Rd DOREEN 3754 (REI)**

Agent Comments



**Price:** \$825,000

**Method:** Private Sale

**Date:** 04/10/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 864 sqm approx