

## 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

8 Mulberry 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)

Single price \$660,000

### Median sale price

Median price \$599,975

Property Type House

Suburb Doreen

Period - From 01/04/2019

to 30/06/2019

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	11 Delaney Rise DOREEN 3754	\$660,000	03/06/2019
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.

This Statement of Information was prepared on:

17/09/2019 13:15





 4  2  2

**Property Type:** House (Res)

**Land Size:** 710 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$660,000

**Median House Price**

June quarter 2019: \$599,975

## Comparable Properties



**11 Delaney Rise DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 03/06/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 648 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.

