

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Queen Street, Dookie Vic 3646

Indicative selling price

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

Single price \$160,000

Median sale price*

Median price House Unit Suburb or locality Dookie

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	37 Queen St DOOKIE 3646	\$150,000	10/03/2018
2	10 Forer St DOOKIE 3646	\$139,250	05/01/2017
3	25 Williamson St DOOKIE 3646	\$106,500	04/04/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 906 sqm approx

Agent Comments

Comparable Properties



37 Queen St DOOKIE 3646 (REI)

Agent Comments

3 1 2

Price: \$150,000

Method: Auction Sale

Date: 10/03/2018

Rooms: 4

Property Type: House (Res)

Land Size: 910 sqm approx



10 Forer St DOOKIE 3646 (VG)

Agent Comments

3 - -

Price: \$139,250

Method: Sale

Date: 05/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 938 sqm approx



25 Williamson St DOOKIE 3646 (VG)

Agent Comments

2 - -

Price: \$106,500

Method: Sale

Date: 04/04/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 1363 sqm approx