

## 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

56 Lacombe Boulevard, 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 \$790,000

&

\$869,000

#### Median sale price

Median price \$645,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

30/06/2018

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	20 Mollison Dr DOREEN 3754	\$865,000	13/08/2018
2	2 Gyrfalcon Way DOREEN 3754	\$855,000	21/04/2018
3	3 Peppin Ct DOREEN 3754	\$850,000	04/06/2018

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.

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**Indicative Selling Price**  
\$790,000 - \$869,000  
**Median House Price**  
June quarter 2018: \$645,000



**Rooms:**  
**Property Type:** Land  
**Land Size:** 635 sqm approx  
**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 4  2  2

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 13/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



**2 Gyrfalcon Way DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 21/04/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**3 Peppin Ct DOREEN 3754 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 682 sqm approx