

## 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

15 Killarney 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

\$480,000

&

\$520,000

### 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	30 Windermere Pde DOREEN 3754	\$520,000	17/08/2019
2	5 Morton CI DOREEN 3754	\$515,000	26/07/2019
3	42 Lexington Av DOREEN 3754	\$500,000	16/04/2019

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 13:06



 3  2  2

**Property Type:** House  
**Land Size:** 387 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$520,000  
**Median House Price**  
June quarter 2019: \$599,975

## Comparable Properties



**30 Windermere Pde DOREEN 3754 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$520,000  
**Method:** Sold Before Auction  
**Date:** 17/08/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 349 sqm approx



**5 Morton CI DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 26/07/2019  
**Property Type:** House  
**Land Size:** 448 sqm approx



**42 Lexington Av DOREEN 3754 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 16/04/2019  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 384 sqm approx