

## 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

23 Mabel 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 \$590,000

&

\$645,000

#### Median sale price

Median price \$572,500

House

X

Unit

Suburb Doreen

Period - From 01/01/2019

to

31/03/2019

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	10 Aspect Dr DOREEN 3754	\$625,000	05/02/2019
2	10 Murana PI DOREEN 3754	\$622,500	27/03/2019
3	32 Lexington Av DOREEN 3754	\$600,000	06/03/2019

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.

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**Indicative Selling Price**

\$590,000 - \$645,000

**Median House Price**

March quarter 2019: \$572,500



 4  2  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 480 sqm approx

Agent Comments

## Comparable Properties



**10 Aspect Dr DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$625,000

**Method:** Private Sale

**Date:** 05/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 459 sqm approx



**10 Murana Pl DOREEN 3754 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$622,500

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** 9

**Property Type:** House

**Land Size:** 462 sqm approx



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

Agent Comments

 4  2  2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 06/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 500 sqm approx