

# 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

27 Woorawa Drive, 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 \$690,000

&

\$730,000

### Median sale price

Median price \$620,000

Property Type House

Suburb Doreen

Period - From 01/04/2019

to

31/03/2020

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	26 Coobowie Dr DOREEN 3754	\$725,000	30/11/2019
2	23 Woorawa Dr DOREEN 3754	\$720,000	28/03/2020
3	30 Mollison Dr DOREEN 3754	\$716,250	18/11/2019

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:

04/05/2020 15:52



**Property Type:** Land  
**Land Size:** 512 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$730,000  
**Median House Price**  
Year ending March 2020: \$620,000

## Comparable Properties

### 26 Coobowie Dr DOREEN 3754 (VG)

**Agent Comments**



**Price:** \$725,000  
**Method:** Sale  
**Date:** 30/11/2019  
**Property Type:** House (Res)  
**Land Size:** 448 sqm approx



### 23 Woorawa Dr DOREEN 3754 (REI)

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 28/03/2020  
**Property Type:** House (Res)  
**Land Size:** 512 sqm approx



### 30 Mollison Dr DOREEN 3754 (REI/VG)

**Agent Comments**



**Price:** \$716,250  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx