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					
Range between \$69	\$730,000				
Median sale price					
Median price \$620,	O00 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

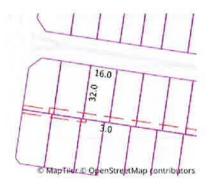
OR

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
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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)

Price: \$725,000 Method: Sale Date: 30/11/2019

Property Type: House (Res) **Land Size:** 448 sqm approx

Agent Comments



23 Woorawa Dr DOREEN 3754 (REI)

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Price: \$720,000 **Method:** Private Sale **Date:** 28/03/2020

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments



30 Mollison Dr DOREEN 3754 (REI/VG)

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Price: \$716,250 Method: Private Sale

Date: 18/11/2019 Property Type: House (Res) Land Size: 637 sqm approx Agent Comments

Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802



