

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

5 Downey Drive, Doreen Vic 3754

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$710,000

Median sale price

Median price \$580,000

House

X

Unit

Suburb Doreen

Period - From 01/07/2017

to

30/09/2017

Source REIV

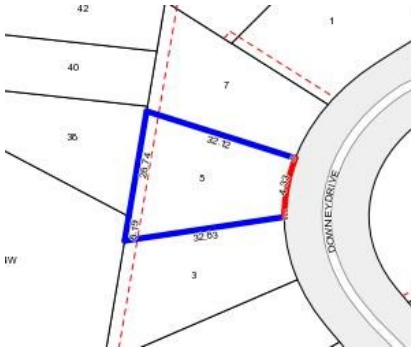
Comparable property sales (*Delete A or B below as applicable)

- 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	13 Batavia Way DOREEN 3754	\$700,000	08/11/2017
2	20 Warrawong Cirt DOREEN 3754	\$695,500	28/10/2017
3	46 Warrawong Cirt DOREEN 3754	\$678,500	18/10/2017

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.



Rooms:

Property Type: Land

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



13 Batavia Way DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$700,000

Method: Private Sale

Date: 08/11/2017

Rooms: 10

Property Type: House (Res)

Land Size: 640 sqm approx



20 Warrawong Cirt DOREEN 3754 (REI)

Agent Comments

 3  2  2

Price: \$695,500

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 840 sqm approx



46 Warrawong Cirt DOREEN 3754 (REI)

Agent Comments

 4  2  2

Price: \$678,500

Method: Private Sale

Date: 18/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 621 sqm approx