

## 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 Dunraven Crescent, 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 \$550,000

&

\$600,000

### Median sale price

Median price \$605,075

Property Type House

Suburb Doreen

Period - From 01/07/2019

to 30/09/2019

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	82 Kempen Rd DOREEN 3754	\$600,000	02/09/2019
2	3 Lincoln Way DOREEN 3754	\$590,000	20/08/2019
3	50 Eminence Blvd DOREEN 3754	\$590,000	16/07/2019

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:

14/01/2020 17:27



 4  2  2

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

September quarter 2019: \$605,075

## Comparable Properties



**82 Kempen Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$600,000

**Method:** Sale by Tender

**Date:** 02/09/2019

**Property Type:** House

**Land Size:** 400 sqm approx



**3 Lincoln Way DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 20/08/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 399 sqm approx



**50 Eminence Blvd DOREEN 3754 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 16/07/2019

**Property Type:** House

**Land Size:** 400 sqm approx