

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	18 Sunstone Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between	\$590,000	&	\$630,000

Median sale price

Median price	\$572,500	Hou	se	Х	Unit		Suburb	Doreen
Period - From	01/01/2019	to	31/0	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.

Ad	dress of comparable property	Price	Date of sale
1	13 Altitude Dr DOREEN 3754	\$620,000	25/02/2019
2	150 Elation Blvd DOREEN 3754	\$612,500	30/03/2019
3	2 Shoal Cirt DOREEN 3754	\$600,000	16/04/2019

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.

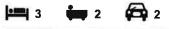




Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802







Rooms:

Property Type: House (Res) Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price \$590,000 - \$630,000 **Median House Price** March quarter 2019: \$572,500

Comparable Properties

13 Altitude Dr DOREEN 3754 (VG)





Price: \$620,000 Method: Sale Date: 25/02/2019

Rooms: -

Property Type: House (Res) Land Size: 415 sqm approx **Agent Comments**

150 Elation Blvd DOREEN 3754 (REI/VG)

3









Date: 30/03/2019

Rooms: -

Property Type: House Land Size: 448 sqm approx Agent Comments

2 Shoal Cirt DOREEN 3754 (REI/VG)

3





Price: \$600,000 Method: Private Sale Date: 16/04/2019 Rooms: 10

Property Type: House Land Size: 475 sqm approx **Agent Comments**

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Generated: 27/06/2019 14:40