

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

House

X

Unit

Suburb Doreen

Period - From 01/01/2019

to

31/03/2019

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.

	Address 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.~~



 3  2  2

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)

Agent Comments

 3  -  -

Price: \$620,000
Method: Sale
Date: 25/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 415 sqm approx



150 Elation Blvd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$612,500
Method: Private Sale
Date: 30/03/2019
Rooms: -
Property Type: House
Land Size: 448 sqm approx



2 Shoal Cirt DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$600,000
Method: Private Sale
Date: 16/04/2019
Rooms: 10
Property Type: House
Land Size: 475 sqm approx