

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

26 Burssi Circuit, Doreen Vic 3754

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$395,000

Property Type Unit

Suburb Doreen

Period - From 05/08/2019

to

04/08/2020

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 Cortland St DOREEN 3754	\$430,000	11/02/2020
2	32 Lowe Dr DOREEN 3754	\$426,200	07/02/2020
3	12 Burssi Cirt DOREEN 3754	\$425,000	13/02/2020

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:

05/08/2020 17:05

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

05/08/2019 - 04/08/2020: \$395,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



26 Cortland St DOREEN 3754 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 11/02/2020

Property Type: House

Land Size: 237 sqm approx

32 Lowe Dr DOREEN 3754 (VG)

Agent Comments



Price: \$426,200

Method: Sale

Date: 07/02/2020

Property Type: Flat/Unit/Apartment (Res)



12 Burssi Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 13/02/2020

Rooms: 5

Property Type: House

Land Size: 137 sqm approx