

# 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 Kumalie Drive, 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 \$660,000

&

\$710,000

### Median sale price

Median price \$610,000

Property Type House

Suburb Doreen

Period - From 01/01/2019

to

31/12/2019

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	69 Mollison Dr DOREEN 3754	\$710,000	26/10/2019
2	32 Mollison Dr DOREEN 3754	\$685,000	22/12/2019
3	16 Carribie Rd DOREEN 3754	\$684,500	24/09/2019

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:

17/03/2020 15:27



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**Property Type:** House  
**Land Size:** 512 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$710,000  
**Median House Price**  
Year ending December 2019: \$610,000

## Comparable Properties



**69 Mollison Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 26/10/2019  
**Rooms:** 11  
**Property Type:** House  
**Land Size:** 560 sqm approx



**32 Mollison Dr DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 22/12/2019  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx



**16 Carribe Rd DOREEN 3754 (REI/VG)**

**Agent Comments**

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**Price:** \$684,500  
**Method:** Private Sale  
**Date:** 24/09/2019  
**Property Type:** House  
**Land Size:** 480 sqm approx