

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

3 Independence Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Doreen

Period - From

01/10/2021

to

31/12/2021

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	42 Dargo Cr DOREEN 3754	\$650,000	21/10/2021
2	171 Orchard Rd DOREEN 3754	\$645,000	05/08/2021
3	4 Recoil Dr DOREEN 3754	\$637,500	02/08/2021

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:

02/02/2022 10:30



 3  2  2

Property Type: House
(Residential)
Land Size: 303 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$650,000
Median House Price
December quarter 2021: \$740,000

Comparable Properties

42 Dargo Cr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$650,000
Method: Private Sale
Date: 21/10/2021
Rooms: 4
Property Type: House (Res)
Land Size: 363 sqm approx



171 Orchard Rd DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$645,000
Method: Private Sale
Date: 05/08/2021
Rooms: 4
Property Type: House (Res)
Land Size: 296 sqm approx



4 Recoil Dr DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$637,500
Method: Private Sale
Date: 02/08/2021
Rooms: 4
Property Type: House (Res)
Land Size: 260 sqm approx