

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale	•
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Address	8 Mccrae Drive, Doreen Vic 3754
Including suburb and	
postcode	
1	

#### Indicative selling price

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

Range between	\$730,000	&	\$800,000

## Median sale price

Median price	\$580,000	Hou	se	х	Unit		Suburb	Doreen
Period - From	01/07/2017	to	30/09	/2017		Source	REIV	

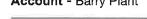
#### Comparable property sales (\*Delete A or B below as applicable)

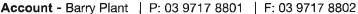
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	16 Coulthard Cr DOREEN 3754	\$780,000	28/10/2017
2	58 Roaming Rd DOREEN 3754	\$755,000	11/10/2017
3	24 Pinnacle Vews DOREEN 3754	\$730,000	12/09/2017

#### OR

<del>B\*</del> The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.



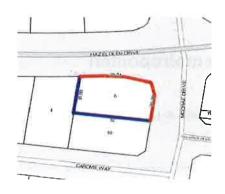






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Property Type: Land Land Size: 640 sqm approx

Agent Comments

**Indicative Selling Price** \$730,000 - \$800,000 **Median House Price** September quarter 2017: \$580,000

# Comparable Properties



16 Coulthard Cr DOREEN 3754 (REI)

Price: \$780,000 Method: Private Sale Date: 28/10/2017 Rooms: 9

Property Type: House Land Size: 636 sqm approx

**Agent Comments** 



58 Roaming Rd DOREEN 3754 (REI)





Price: \$755,000 Method: Private Sale Date: 11/10/2017

Rooms: 9

Property Type: House (Res) Land Size: 685 sqm approx Agent Comments



24 Pinnacle Vews DOREEN 3754 (REI)

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Agent Comments

Price: \$730,000 Method: Private Sale Date: 12/09/2017

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx

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

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