

## 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

8 McCrae 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

\$730,000

&

\$800,000

#### Median sale price

Median price

\$580,000

House

X

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.

	Address 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

- 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.~~



**Rooms:**  
**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)**

**Agent Comments**



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/10/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 636 sqm approx



**58 Roaming Rd DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$755,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



**24 Pinnacle Vews DOREEN 3754 (REI)**

**Agent Comments**



**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 12/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx