

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	100 Laurimar Boulevard, Doreen Vic 3754
---	---

Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$645,000"/>	House	<input checked="" type="checkbox"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Doreen"/>
Period - From	<input type="text" value="01/04/2018"/>	to	<input type="text" value="30/06/2018"/>	Source	<input type="text" value="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	10 Walker Dr DOREEN 3754	\$740,000	25/03/2018
2	48 Merredin Cirt DOREEN 3754	\$720,000	06/02/2018
3	29 Brookwood Av DOREEN 3754	\$690,000	02/06/2018

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

Agent Comments

Comparable Properties



10 Walker Dr DOREEN 3754 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 25/03/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx



48 Merredin Cirt DOREEN 3754 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 06/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 512 sqm approx



29 Brookwood Av DOREEN 3754 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 5

Property Type: House (Res)

Land Size: 774 sqm approx