

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

126 Eminence Boulevard, Doreen Vic 3754

Indicative selling price

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

Range between \$520,000

&

\$570,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2017

to

31/03/2018

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	5 Clancy Way DOREEN 3754	\$550,000	19/05/2018
2	12 Hamlin St DOREEN 3754	\$545,000	18/06/2018
3	17 Lanner Way DOREEN 3754	\$541,000	16/04/2018

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.~~

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Indicative Selling Price
\$520,000 - \$570,000
Median House Price
Year ending March 2018: \$600,000



Rooms:
Property Type: Land
Land Size: 379 sqm approx
Agent Comments

Comparable Properties



5 Clancy Way DOREEN 3754 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 350 sqm approx



12 Hamlin St DOREEN 3754 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 18/06/2018
Rooms: 9
Property Type: House
Land Size: 375 sqm approx



17 Lanner Way DOREEN 3754 (REI)

Agent Comments



Price: \$541,000
Method: Sold Before Auction
Date: 16/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 400 sqm approx