

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

38 Mabel Street, Doreen Vic 3754

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$621,500

Property Type

House

Suburb

Doreen

Period - From

01/07/2020

to

30/09/2020

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	1 Jordan Ct DOREEN 3754	\$686,250	09/07/2020
2	28 Coulthard Cr DOREEN 3754	\$670,000	19/05/2020
3	29 Midland Rd DOREEN 3754	\$667,000	09/10/2020

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:

05/11/2020 10:51

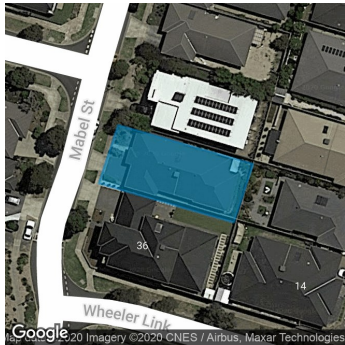
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Indicative Selling Price

\$630,000 - \$690,000

Median House Price

September quarter 2020: \$621,500



Property Type: Land (Res)

Land Size: 452 sqm approx

Agent Comments

Comparable Properties

1 Jordan Ct DOREEN 3754 (VG)

Agent Comments



Price: \$686,250

Method: Sale

Date: 09/07/2020

Property Type: House (Res)

Land Size: 521 sqm approx



28 Coulthard Cr DOREEN 3754 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 19/05/2020

Rooms: 7

Property Type: House

Land Size: 480 sqm approx



29 Midland Rd DOREEN 3754 (REI)

Agent Comments



Price: \$667,000

Method: Private Sale

Date: 09/10/2020

Property Type: House (Res)