Statement of Information

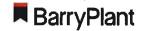
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Address Including suburb and postcode			
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range between \$950,000 & \$1,045,000			
Median sale price			
Median price \$650,000 Property Type House Subu	burb Doreen		
Period - From 01/10/2019 to 31/12/2019 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 43 Downey Dr DOREEN 3754	\$1,000,000	10/08/2019	
2			
3			
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:	10/02/20	20 17:27	



10/02/2020 17:27







Property Type: House (Res) **Land Size:** 1329 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price December quarter 2019: \$650,000

Comparable Properties



43 Downey Dr DOREEN 3754 (REI/VG)

🚐 4 3 🛱

Price: \$1,000,000 Method: Private Sale Date: 10/08/2019 Property Type: House Land Size: 1173 sqm approx Agent Comments

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.

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



