

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for	sa	le
	Δdd	race	<u></u>	D:

Address	6 Piccadily Court, Doreen Vic 3754
Including suburb and	•
postcode	
	9

## Indicative selling price

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

Range between	\$540,000	&	\$580,000
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#### Median sale price

Median price	\$612,000	Hou	ise X	Unit		Suburb	Doreen
Period - From	01/10/2017	to	31/12/2017		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	15 Windermere Pde DOREEN 3754	\$580,000	23/12/2017
2	155 Painted Hills Rd DOREEN 3754	\$570,000	18/12/2017
3	8 Gillow Gr DOREEN 3754	\$560,000	20/02/2018

#### OR

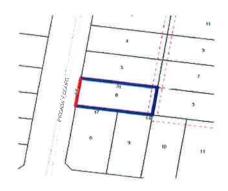
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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







Rooms:

Property Type: Land Land Size: 434 sqm approx

Agent Comments

**Indicative Selling Price** \$540,000 - \$580,000 Median House Price December quarter 2017: \$612,000

# Comparable Properties



15 Windermere Pde DOREEN 3754 (REI/VG)

2

Agent Comments

Price: \$580,000 Method: Private Sale Date: 23/12/2017

Rooms: -

Property Type: House (Res) Land Size: 463 sqm approx



155 Painted Hills Rd DOREEN 3754 (REI/VG)



Agent Comments

Price: \$570.000 Method: Private Sale Date: 18/12/2017

Rooms: 7

Property Type: House (Res) Land Size: 395 sqm approx



8 Gillow Gr DOREEN 3754 (REI)

3

Price: \$560,000 Method: Private Sale

Date: 20/02/2018 Rooms: -

Property Type: House (Res) Land Size: 386 sqm approx

Agent Comments

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