

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

6 Piccadilly Court, Doreen Vic 3754

Indicative selling price

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

Range between \$540,000

&

\$580,000

Median sale price

Median price \$612,000

House

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.~~



 3  2  2

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) **Agent Comments**

 3  2  2

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**

 3  2  2

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) **Agent Comments**

 3  2  2

Price: \$560,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 386 sqm approx