



## STATEMENT OF INFORMATION

**Single residential property**  
**located outside the Melbourne metropolitan area**  
Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address

Including suburb or  
locality and postcode

5 ALAMBIE STREET, DORMAN 3822

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$\* 339,000 or range between \$\* & \$

### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$ 347,500 \*House ☒ \*unit ☐ Suburb or locality DORMAN 3822  
Period - From JUN 18 to SEP 18 Source RP DATA

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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 3 LEMIS ST DORMAN VIC 3822	\$322,000	6/10/18
2 12 LEMIS ST DORMAN VIC 3822	\$355,000	5/7/18
3 33 DOIMONY AVE DORMAN 3822	\$340,000	3/5/18

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.