

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

56 Kumalie Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$330,000

&

\$350,000

Median sale price

Median price \$332,500

Property Type Vacant land

Suburb Doreen

Period - From 10/09/2019

to

09/09/2020

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	54 Kumalie Dr DOREEN 3754	\$340,000	07/07/2020
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:

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Property Type: Land
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$350,000
Median Land Price
10/09/2019 - 09/09/2020: \$332,500

Comparable Properties



54 Kumalie Dr DOREEN 3754 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 07/07/2020
Property Type: Land
Land Size: 491 sqm approx

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.