

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

2 Flint Close, Doreen Vic 3754

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$535,500 Property Type Unit Suburb Doreen

Period - From 01/01/2021 to 31/12/2021 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	18 Kenyte Wlk DOREEN 3754	\$596,000	21/10/2021
2	14 Cortland St DOREEN 3754	\$590,000	27/01/2022
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: 25/02/2022 18:11



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median Unit Price
Year ending December 2021: \$535,500

Comparable Properties



18 Kenyte Wlk DOREEN 3754 (REI/VG)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 21/10/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

14 Cortland St DOREEN 3754 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 27/01/2022
Property Type: House (Res)

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.