

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

3 Orient Drive, Doreen Vic 3754

Indicative selling price

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

Range between \$570,000

&

\$595,000

Median sale price

Median price \$615,000

House

X

Unit

Suburb Doreen

Period - From 01/04/2018

to

31/03/2019

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 11 Walles Dr DOREEN 3754	\$590,000	16/01/2019
2 44 Eliot Av DOREEN 3754	\$581,650	21/01/2019
3 61 Ballam Way DOREEN 3754	\$570,000	21/12/2018

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: House

Land Size: 400 sqm approx

Agent Comments

Comparable Properties

11 Wailes Dr DOREEN 3754 (VG)

Agent Comments

 3  -  -

Price: \$590,000

Method: Sale

Date: 16/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 400 sqm approx



44 Eliot Av DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$581,650

Method: Private Sale

Date: 21/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 394 sqm approx



61 Ballam Way DOREEN 3754 (REI/VG)

Agent Comments

 3  2  2

Price: \$570,000

Method: Private Sale

Date: 21/12/2018

Rooms: 6

Property Type: House (Res)

Land Size: 371 sqm approx